

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

**Trustees Workshop Meeting  
4-2-19**

The Village of Cold Spring Board of Trustees held a workshop meeting at the Cold Spring Village Hall, 85 Main Street on Tuesday April 2, 2019 at 7:30 pm. Present were: Mayor David Merandy and Trustees Marie Early, Frances Murphy and Steve Voloto. Trustee Lynn Miller was absent.

**APPROVE ADVERTISING FOR SUMMER LABORER POSITION WITH HIGHWAY DEPARTMENT**

Mayor made a motion to approve advertising for a summer laborer position. Trustee Murphy seconded and the motion passed 4-0-0-1.

**REQUEST TO PURCHASE VILLAGE-OWNED PROPERTY AT 15 MAIN ST. (APPRX. 250 SF)**

Juhee Lee-Hartford (River Architects) appeared on behalf of the applicant and presented revised drawings indicating the extent of the property to be purchased. She also presented a drawing of the front façade and a 3D image of how the proposed porch would interact with the sidewalk. During the discussion it was noted that:

- If the sale of the village-owned property were denied, the applicant would revise the design to eliminate the roof and only have benches outside. ADA access would be revised and might result in the loss of the off-street parking space.
- The Board expressed concern over the percentage of the sidewalk that would be lost (if the sale was approved)
- Ms. Hartford noted that the porch is not just a patron area, but exists to accommodate flood mitigation and assist in ADA access
- There is insufficient space to accommodate a wheelchair ramp
- Board members expressed concern about how “assisted ADA access” would be accomplished
- Ms. Lee-Hartford expressed concern that the ultimate design solution be architecturally cohesive
- Ms. Lee-Hartford will redesign (the porch) to address Board concerns and only use the minimum area required to accommodate ADA access

**REVIEW AND APPROVAL OF DOCKSIDE PARK APPLICATION**

This item was tabled.

**REQUEST TO REMOVE FENCE ON VILLAGE PROPERTY (AT 33 PARROTT STREET)**

During the discussion it was noted that:

- Mayor Merandy has revisited the site
- Village property is on the north side
- Owner wishes to remove the fence and plant evergreens
- Could the fence be left in place with shrubbery planted in front?

- Should the Board elect to remove the fence it does not give the property owner permission to do anything on Village property
- The Board will request a formal request from the property owner

#### **DISCUSSION ON WATER AND SEWER ASSESSMENTS FOR FRIENDSHIP CENTER**

Trustee Early has spoken with the director of the Center. Based upon her conversation and site visits, she recommends an assessment of (6) water rents and (3.5) sewer rents.

Trustee Early made a motion to assess the Friendship Center for (6) water rents and (3.5) sewer rents. Trustee Murphy seconded and the motion passed 4-0-0-1.

#### **RESOLUTION 07-2019 AUTHORIZING MAYOR TO ENTER INTO CONTRACT FOR THE SALE OF REAL PROPERTY AT 124 MAIN STREET.**

##### **Roll Call Vote**

Names	Ayes	Noes	Abstain	Absent
<i>Mayor</i> <b>David Merandy</b>	X			
<i>Trustee</i> <b>Frances Murphy</b>	X			
<i>Trustee</i> <b>Marie Early</b>	X			
<i>Trustee</i> <b>Lynn Miller</b>				X
<i>Trustee</i> <b>Steve Voloto</b>	X			
<b>TOTAL</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>1</b>

The following was presented by: Trustee Early and seconded by Trustee Murphy.

Date of Adoption: April 2, 2019

#### **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**, Hussein Abdelhady is the owner of the property located at 124 Main Street, Cold Spring, New York (with a tax map identification number of Section 48.8, Block 2, Lot 47 (hereinafter known as the "124 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 187 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 porch/patio area extending from the 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**, Hussein Abdelhady 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 \$748.00 (SEVEN HUNDRED AND FORTY-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.

**PLANNING BOARD RECOMMENDATION FOR OFF STREET PARKING WAIVERS AT 124 MAIN STREET**

Mayor Merandy made a motion to grant (3) off-street parking waivers as recommended by the Planning Board. Trustee Early seconded and the motion passed 4-0-0-1.

**AUTHORIZE VILLAGE CLERK TO APPLY FOR VILLAGE CREDIT CARD THROUGH M&T BANK**

Trustee Murphy made a motion to authorize the Village Clerk to apply for Village credit cards through M&T Bank. One card will be for use by the Mayor and one card for use by the Village Clerk. Trustee Early seconded and the motion passed 4-0-0-1.

**APPROVAL OF TH REMODELING TO REPLACE VILLAGE HALL ROOF AS PER RECOMMENDATION OF MAYOR MERANDY**

Mayor Merandy made a motion to authorize TH Remodeling to replace the Village Hall roof, per their quote of \$18,000. Trustee Early seconded and the motion passed 4-0-0-1.

**APPROVE HIRING OF PART-TIME LABORER FOR RECREATION COMMISSION AT A RATE OF \$16/HR**

Mayor Merandy made a motion to hire Bruce Campbell as a part-time laborer for the Recreation Commission at \$16/hr. Trustee Murphy seconded and the motion passed 4-0-0-1.

**APPROVE QUOTE FROM MANAGED TECHNOLOGIES FOR PURCHASE AND INSTALLATION OF COMPUTER SERVER RACK**

Mayor Merandy made a motion to approve the quote from Managed Technologies. Trustee Murphy seconded and the motion passed 4-0-0-1.

**APPROVAL OF BILLS**

Trustee Murphy made a motion to approve Batch #5046 in the amount of \$15,581.19. Mayor Merandy seconded and the motion passed 4-0-0-1.

**APPROVAL OF MINUTES**

Mayor Merandy made a motion to approve the 3/19/19 minutes. Trustee Early seconded and the motion passed 4-0-0-1.

**PUBLIC COMMENT**

None

**ADJOURNMENT**

Trustee Early made a motion to adjourn the meeting. Mayor Merandy seconded and the motion passed 4-0-0-1 at 8:25 pm.

Submitted by: M. Mell

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Mayor David Merandy

Date