

**Village of Cold Spring Planning Board  
Thursday, February 24, 2022  
Meeting Minutes**

The Village of Cold Spring Planning Board held a meeting via videoconference as per Chapter 1 of NYS Laws of 2022 on February 24, 2022. Members present: Chairperson Jack Goldstein, Lara Eldin, Matt Francisco, and Sue Meyers. Yaslyn Daniels was absent. Also present was Michael Frascarelli attorney with CMR. The meeting was called to order at 7:03pm.

**Chair's Remarks**

J. Goldstein asked if the Dockside project had previously come before the Planning Board

- M. Francisco replied that New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) is not required to apply for a permit on state lands

J. Goldstein inquired if Planning Board's input was sought on the 2018 agreement between the Village and NYSOPRHP for the Village to manage Dockside

- M. Francisco responded that that was an executive and administrative action that would not have come before the Planning Board.

J. Goldstein stated that he has concerns that the process may not have been done correctly and added that it may not necessarily be a done deal at this point. He was surprised that:

- As per Linda Cooper (NYSOPRHP Regional Director) the design of Dockside was based on public input from meetings in 2013. Since then, the make-up of the Village has changed considerably and there are many current residents that have not been given the opportunity to participate in a public meeting regarding the project
- NYSOPRHP was replacing an existing boat ramp with a new boat ramp when in fact the existing boat ramp has not been visible or used for more than 20 years and that how users access the ramp had not been considered
- No consideration has been given to the Village's parking plan or traffic situation during peak usage periods.

J. Goldstein commented that he is in full support of stabilizing the shoreline but there is much more going on with the Dockside project including the relationship between the Dockside project and phase 1 of the Fjord Trail. He noted that it had been determined that the Fjord Trail will have a negative effect on the Village as per the 2015 draft Environmental Impact Assessment.

S. Meyers said she understood there would be no parking allowed in Dockside.

L. Eldin voiced a concern that this is not the type of project that falls under the purview of the Planning Board. J. Goldstein responded that the Planning Board is empowered to investigate anything the Planning Board wishes if it may potentially have a significant impact on development in the Village.

**Approval of 1-27-22 minutes**

S. Meyers made a motion to accept the minutes of the 1/27/2022 Minutes as submitted. M. Francisco seconded the motion and it passed by a vote of 4-0.

**Report of members**

S. Meyers observed that there are 2 large trees on the area to be occupied by Building 1 and asked if the Tree Advisory Board needs to be weigh-in on these? M. Francisco stated that the Tree Advisory Board does not have authority over trees on private property.

S. Meyer also noted that Building 1 is quite close to Route 9D. M. Francisco said that the original plan was to put the Senior Center in that building so proximity to Chestnut Ridge was desirable except that crossing Route 9D would be hazardous without a traffic light, and that fronting on the street was felt to be an advantage for retail. The Senior Center was then moved to its current location.

**Old Business****Building 1 Butterfield**

No representative for the applicant was present. J. Goldstein said a resolution was required naming the Planning Board as lead agency for SEQR but J. Furst was unable to provide the resolution prior to the meeting.

The Board discussed which properties the applicant will be required to notify of the March 10<sup>th</sup> Public Hearing. M. Francisco made a motion to notice all parcels and all commercial tenants within the Butterfield development site (including the 3 R-1 residential properties) that there will be a Public Hearing occurring on March 10, 2022. L. Eldin seconded the motion and it passed by a vote of 4-0.

M. Francisco pointed out that the applicant had been asked to provide a block plan for the Public Hearing, preferably before the hearing, and clarification of the 8 back-in parking spaces. S. Meyers mentioned that a map showing site elevations had also been requested. J. Goldstein will follow up with the applicant on these items.

The Governor's Executive Order for videoconferencing expires on March 18; the Open Meetings Law has been suspended until March 18. It is expected that it will be renewed for another 30 days.

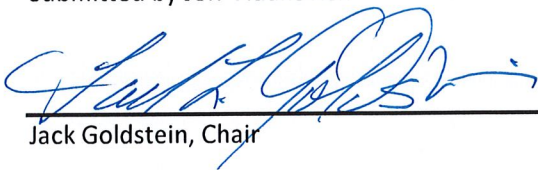
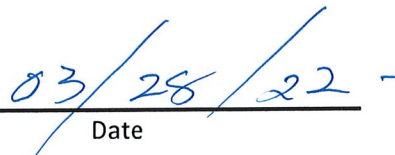
**Board Business****Alternate Board Member**

One application has been received for the alternate board member position. J. Goldstein said that at the next meeting he would like to have a discussion on what qualities should be expected for that position so that the Planning Board has some standards to judge applicants' qualification. He said that he is thinking of this position as a board-member-in-training.

**Adjournment**

M. Francisco made a motion to adjourn. L. Eldin seconded the motion and it passed by a vote of 4-0. The meeting adjourned at 8:01 pm.

Submitted by Jeff Vidakovich

  
Jack Goldstein, Chair  
Date