

Village of Cold Spring Planning Board
Thursday February 9, 2023
Meeting Minutes

The Village of Cold Spring Planning Board held a Meeting at Village Hall and via videoconference on Thursday, February 9, 2023. Members present at Village Hall: Chairperson Jack Goldstein, Sue Meyer, and Matt Francisco. Lara Shihab-Eldin was present via videoconference. Yaslyn Daniels was absent. The Meeting was called to order at 7:04 p.m.

1. Chairperson Remarks.

Chairperson J. Goldstein welcomed all those present for the meeting.

- *11 Main Street* – J. Goldstein noted that the Board had previously approved a change-of-use from office to retail, conditioned upon Historic District Review Board (“HDRB”) approval of any exterior signage. Code Enforcement Officer Wunner has contacted the property tenant about Code violations concerning the placement of unapproved signage as well as unapproved food service.
- *37 Fair Street* – There will be an application coming before the Board for an approval of a change of boundary line connected to a sale of property from the Village to the art gallery/home site. J. Goldstein anticipates that the approval process for the application may take more than one meeting.
- A citizens group has been formed in opposition to the Hudson Highlands Fjord Trail (“HHFT”). J. Goldstein was invited to address the first meeting of the group to explain the Planning Board’s actions to date. J Goldstein attended a portion of the meeting for informational purposes only and under specific conditions:
 - there would not be three members of the Planning Board present which would constitute a quorum and trigger Open Meetings Law regulations;
 - Mr. Goldstein would not participate in any part of the meeting devoted to the organization, form or administrative issues connected to establishing the citizens group;
 - Mr. Goldstein’s participation would be restricted to discussion of the Board’s actions to date and to answer technical questions concerning the environmental review process.

2. Opportunity to Request Vote to Add/Modify Agenda Items

J. Goldstein made a motion for the opportunity to add/modify Agenda items that may arise during the meeting. M. Francisco seconded the motion and it passed by a vote of 4-0-0-1 (L. Shihab-Eldin voted via videoconference; Y. Daniels absent).

3. Approval of Minutes

The Chairman called for a Motion to approve the December 22, 2022 Minutes

M. Francisco made a motion to approve the minutes for December 22, 2022. S. Meyer seconded the motion and it passed by a vote of 4-0-0-1 (L. Shihab-Eldin voted via videoconference; Y. Daniels absent).

4. Member Reports

S. Meyers reported that many Village residents are interested in the Fjord Trail and have attended the meetings at the firehouse and at Dutchess Manor. Residents are expressing concern with Route 9D traffic and the shuttle study, and believe their questions and concerns are not being addressed by the HHFT. S. Meyer asked if it was assumed that the Parks Department would rebuild Dockside Park to be the southern terminus of the project?

5. Correspondence - None.

6. Old Business – Hudson Highlands Fjord Trail (“HHFT”)

M. Francisco recommends that concerned citizens express their opinions in writing to elected officials so they can fully represent the majority opinion on the Fjord Trail. He further commented that the project's proponents continue to portray the project as a solution to the increase in tourism. The meetings have not been a give and take with the public – the presentations are designed to promote the project. The original Breakneck Connector received support but now has expanded to include an eight-mile linear park which will send many visitors into Dockside Park. He further commented that the building of a large dirt ramp in Dockside means engineering decisions have already been made.

Public Comment on HHFT

Andrew Hall of Fair Street was present at Village Hall. He asked what the purview and jurisdiction of the Planning Board is with respect to the Fjord Trail. J. Goldstein responded that in general, the responsibility of the Planning Board is to preserve the integrity of the



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February 9, 2023

VIA E-MAIL AND FIRST CLASS MAIL

Ms. Amy Kacala
Executive Director
Hudson Highland Fjord Trail
c/o Scenic Hudson, Inc.
85 Civic Center Plaza, Suite 300
Poughkeepsie, NY 12501
akacala@hudsonfjordtrail.org

Dear Amy,

I am writing to open a dialogue regarding the management options of the increased tourism that will result from the Hudson Highlands Fjord Trail (HHFT).

As you know, it is our view that the HHFT should be required to provide the Village of Cold Spring with funds to engage independent legal and environmental consultants answerable solely to the Village. The scale and the complexity of the project and the disparity between the HHFT's resources and the Village's warrant this as the best guarantee that the fundamental interests of both parties are balanced. That said, the planning board is encouraged by HHFT's commitment to hire consultants to address the tourism issue.

The scope of your analysis and its strategic effectiveness are vitally important to us. We also believe that whatever measures you intend to take must be implemented well in advance of the completion of the Breakneck Ridge Phase of the project in 2025.

The Planning Board would like to host a meeting to begin discussions, either at one of our regularly scheduled meetings on the 2nd and 4th Thursday in March or April or a special meeting on a mutually agreeable date. If a pre-meeting to discuss the details makes sense, I and another member of the board will make ourselves available. We would also welcome Ned Sullivan's thoughts and I am therefore including him in this correspondence.

I look forward to your response.

Sincerely,

Jack Goldstein, Chairman

The Village of Cold Spring Planning Board

cc: Ned Sullivan via fax (845) 473-2648
Scenic Hudson, Inc.

planning process in the Village, to ensure the safety and health of the citizens, protect the character of the Village and the quality of life therein. J. Goldstein provided examples of the Board's mission, such as review of change-of-use applications, property mappings, and site plan approvals. Referring to the Fjord Trail, it is unclear whether or not the HHFT project will come before the Board, and thus the Board cannot take a formal position. The Board is attempting to shed light on the issues by asking probing questions, persistently seeking answers, and conferring with the public. Discussion ensued about the details of the leasing agreement between the Village and State Parks department concerning Dockside.

Dave Merandy of 15 Academy Street was present at Village Hall. He commented that the waterfront stabilization project at Dockside had been planned for years, and the Village received sufficient notice of the start date of the work. He noted however that the earth ramp was not a part of that plan and has been paid for by taxpayer dollars. D. Merandy further noted that the Dockside lease between the Village and Parks was put in place to avoid the Village having to consult Parks for event scheduling. He further commented that the agreement is structured so that it can be canceled by anyone at any time. M. Francisco responded that when that lease terminates, the Village will have to go through Parks or whoever is managing Dockside. D. Merandy suggested that the Board send a letter to the VBOT encouraging it to take a stand on the matter. J. Goldstein noted that such a letter had been sent but could be reaffirmed. D. Merandy expressed support for the Board's position that independent consultants be hired for the Village, at Parks expense.

Susan Peehl of 23 Fair Street was present at Village Hall. She commented she was glad to hear an official body taking a look at the Fjord Trail. She recalled that years ago the conversation was about joining existing trails, not building a new and huge infrastructure. She raised the issue of bathroom location, increase in Main Street traffic, and increased visitation to VCS.

David May of 16 Morris Avenue was present at Village Hall. He attended the HHFT Open House on February 2 2023 at the fire house and is flabbergasted at the discussion surrounding parking. He found the traffic and parking shuttle consultants to be disengaged, completely unfamiliar with the area, and not knowledgeable about the issues.

Jeff Robbins of 2058 Route 9D was present at Village Hall. Mai Robbins was present via videoconference. J. Robbins expressed concern about the size of the project, the increase of traffic on 9D and sustainability of the increase in visitation to the area. He expressed appreciation to the Board for acting as a conduit of information. Mai Robbins commented that the consultants at the meeting did not seem serious about addressing her expressed concerns.

J. Goldstein commented that over-tourism contributes to the physical and environmental degradation. The Board has raised this issue with the HHFT but has not received much response. As such, the Board has authorized him to raise the issue again via letter to the HHFT. J. Goldstein read a proposed draft of a letter to the HHFT from the Board into the record.

The Chairman called for a Motion to authorize him to sign a letter to the HHFT on behalf of the Board (see final approved letter attached).

M. Francisco made a motion to approve the Chair to sign the letter. S. Meyer seconded the motion and it passed by a vote of 4-0-0-1 (L. Shihab-Eldin voted via videoconference; Y. Daniels absent).

7. New Business – None.

8. Public Comment – No further public comment.

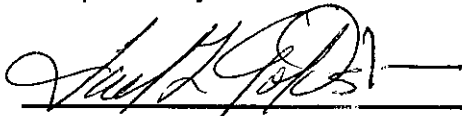
9. Board Business – None.

10. Adjournment

The Chairman called for a MOTION.

M. Francisco made a motion to adjourn the Meeting. S. Meyer seconded the motion and it passed by a vote of 4-0-0-1 (L. Shihab-Eldin voted via videoconference; Y. Daniels absent). Meeting adjourned at 7:58 p.m.

Prepared by: Karen Herbert



Jack Goldstein, Chair

3/23/23
Date



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