

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

**Meeting
1-25-18**

The Village of Cold Spring Planning Board held a public meeting on January 25, 2018 at 7 pm at the Village Hall, 85 Main Street, Cold Spring, NY 10516.

Attending were: Chair Matt Francisco and board members: David Marion, Judith Rose, Sue Meyers, and Stephanie Hawkins. Lara Shihab-Eldin was absent.

Chair's Remarks

Chairman Francisco reminded board members to complete their continuing education credits.

Approval of Minutes

D. Marion made a motion to accept the minutes of the 1-11-18 planning board meeting as amended. J. Rose seconded and the motion passed unanimously.

Correspondence

Butterfield Property

The board received a letter from arborist Josh Maddox of Garrison Tree with a cover letter from Matt Moran of Unicorn Construction regarding the copper beech tree at the Butterfield site. Maddox states that given the age and deteriorated condition of the tree, that it be removed and replaced with a specimen tree.

Chair Francisco described an email he has written in response, noting:

- The tree is protected by a filed easement that is part of the conditional site plan approval
- Unless there are immediate life-safety issues, the tree should not be removed at the present time until the Village can obtain a second opinion
- Unicorn Construction should notify the CSPB if leaving the tree in place has any adverse impact on construction.

The consensus of the board is that the tree is well-known to village residents and that its removal (without public notice) will have great public interest. Board members concur that a second opinion be obtained prior to making any recommendation.

126 Main Street

Chair Francisco discussed the Planning Board memorandum sent via email to the applicant, and copied to the HDRB, describing planning board questions and concerns. Chief among them is storm water management for the property. The planning board has requested that the applicant and the retained Professional Consultant, AKRF address the questions in this 10/17/2017 memo.

Board Business

S. Meyers relayed a conversation she had with the owner of Ming Moon who would like a 15 minute parking space in front of her store. Board members agree that this is an issue for the Village Board of trustees. Meyers will that Ming Moon write a letter to the village requesting action on this matter.

Public Comment – None

ADJOURNMENT

J. Rose made a motion to adjourn. D. Marion seconded and the meeting adjourned at 8pm.

Submitted by M. Mell

Matthew Francisco

2/08/2018

Matt Francisco, Chair

Date



Village of Cold Spring Planning Board

85 Main Street, Cold Spring, NY 10516

Tel: (845) 265-3611 Fax: (845) 265-1002

Web: www.coldspringny.gov

MEMORANDUM

TO: HISTORIC DISTRICT REVIEW BOARD

FROM: PLANNING BOARD

SUBJECT: 126 MAIN STORM WATER MANAGEMENT

DATE: 10/17/2017

The Planning Board submits the below questions, comments etc to the Historic District Review Board for coordination with the Professional Consultants on the above referenced Environmental Assessment.

The applicant and their Project Engineer presented the 8/22/17 dated project plans of a proposed conceptual storm water management design at our Board's 8/28/17 meeting. The applicant's engineer explained to the Planning Board that this is a preliminary design and no volume calculations have been performed.

The applicant has taken the following positions (as explained by the project Engineer) with respect to storm water management and paving surface materials. Please provide a response to these positions:

1. The existing gravel lot surface is properly classified as an impervious surface as it has been compacted by vehicular traffic.
2. The applicant's responsibility for storm water management is limited to only to the 20% additional impervious surface being added/increased. No management of the 80% that currently exists is planned for here.
3. The trench drain system will in final form (no perc tests have been performed or drainage calculations provided) only be designed to handle the 20% increase in volumes from added impervious surface (concrete).
4. Runoff is directed to trenches by way of complex, slight grading changes in the concrete. When overwhelmed it will overflow to Foundry Brook.
5. Foundry Brook is not a Hudson River tributary as it could not be located on a map as such.

Additionally the Planning Board has the following concerns/questions:

1. The Village Comprehensive Plan Dated: December 7, 2011 Adopted January 10, 2012 addresses Storm Water Management in Section 3.3. Including but not limited to the 2 sections/Recommendations below (3.3.4 NS 3.3.9) please provide comment on all relevant sections/recommendations in Section 3. Further, please include comment on the correct application of a Comprehensive Plan "Recommendation" in the case of this particular application.

3.3.4 Recommendation: Encourage pervious surfaces for all new commercial, multiple- automobile parking areas and explore converting impervious parking areas to surfaces that are pervious.

3.3.9 Recommendation: Consider enactment of established methods for maintaining Back Brook's and Foundry Brook's forested *riparian corridor*. Consider establishing buffer zones and using DEC's *Trees for Tribs* program.

2. Please advise on the suitability and long term performance of the complex slight grading of the concrete paving to direct storm water to the trench drains for both 20% and 100% on-site storm water management.
3. If your determination is that the proposed storm water management design is effective, what is your opinion on the likelihood of a proper execution of this plan in the field? (i.e. complex slight grading to trenches)? Further, if there are issues in execution, how sensitive is the plan to these changes in the field? For example, the grading plan at the driveway end of the property shows a 4% grade going towards the building and a 2% grade going to the back of the property with a drainage line going in a NE direction at the rear of the building (first NW then NE).
6. With the concrete paving of the majority of the site there is little room for plowed snow. The Planning Board has questions as to how the site can manage the piled snow volumes and further, if the piled snow may interfere with the function of the graded flow to trench drain design for snow melt. Both in a 100% and 20% on-site storm water management scenario.
7. Please confirm/refute the Planning Board's understanding that our code does not regulate the coverage of impervious surfaces on a lot.
8. Please advise if the complete redevelopment of the site (removal of existing structures, paving, trees etc) with a new site plan will require that all storm water for this new design be managed on site.

Respectfully,

Matthew Francisco, Chair
Village of Cold Spring Planning Board

Cc: Village Clerk, Applicant and Applicant's Representative

Page 43 of the Village of Cold Spring Comprehensive Plan

3.3. Objective: Upgrade Storm Water Management in the Village.

3.3.1. **Recommendation:** Map the existing storm water management system using GIS, including all surface water, culverts, dry wells, retention ponds, storm water pipes and culverts, gravel beds and any other features important to storm water management.

3.3.2. **Recommendation:** Engage a consulting engineer to prepare a plan for storm water management in the Village.

3.3.3. **Recommendation:** Develop and implement a local storm water law with particular emphasis on the use of *Low Impact Development* (LID) techniques, such as those recommended by the DEC and EPA.

3.3.4. **Recommendation:** Encourage pervious surfaces for all new commercial, multiple- automobile parking areas and explore converting impervious parking areas to surfaces that are pervious.

3.3.5. **Recommendation:** Complete and implement plans for correcting drainage problems where such problems exist, including on lower Main Street, Mayor's Park, Benedict Avenue, Marion Avenue, Wall Street, Mountain Avenue, and Craigsides Drive / Northern Avenue.

3.3.6. **Recommendation:** Address flooding and erosion issues of Back Brook especially in the Garden/Church Street and Spring Brook areas, and enhance landscaping of its banks.

3.3.7. **Recommendation:** Consider floodplain protection measures, and ensure that residents are informed of any changes in the Federal Emergency Management Agency (FEMA) insurance floodplain map that may affect their properties.

3.3.8. **Recommendation:** Clarify ownership and Village access of lands adjacent to Back Brook and Foundry Brook for reasons of flooding and maintaining adequate storm water flow.

3.3.9. **Recommendation:** Consider enactment of established methods for maintaining Back Brook's and Foundry Brook's forested *riparian corridor*. Consider establishing buffer zones and using DEC's *Trees for Tribes* program.

3.3.10. **Recommendation:** Encourage use of rain barrels (covered for safety and health reasons), planting of street trees and rain gardens, and a reduction of impervious surfaces throughout the Village to reduce storm water runoff and sewer inflow and infiltration.

3.3.11. **Recommendation:** Explore ways to prevent pollutants from entering Foundry Cove via the Chestnut Street / Benedict Avenue / Marion Avenue storm water collection system storm water discharge pipe at the Foundry site.

3.4. Objective: Protect and enhance trees in the Village.

3.4.1. **Recommendation:** Map and inventory significant and "at-risk" trees in the Village.