

VILLAGE OF COLD SPRING

85 MAIN STREET, COLD SPRING, NY 10516

TEL: (845) 265-3611 FAX: (845) 265-1002

WEB: WWW.COLDSRINGNY.GOV

KATHLEEN E. FOLEY, MAYOR
TWEEPS PHILLIPS WOODS, DEPUTY MAYOR
LAURA BOZZI, TRUSTEE
CATHRYN FADDE, TRUSTEE
ELIZA STARBUCK, TRUSTEE

JEFF VIDA KOVICH, CLERK/TREASURER
MICHELLE ASCOLILLO, ACCOUNTANT
LARRY BURKE, OFFICER-IN-CHARGE
MATTHEW KROOG, WATER SUPERINTENDENT
ROBERT DOWNEY, HIGHWAY DEPT CREW CHIEF

Board of Trustees - Monthly Meeting
Village Hall, 85 Main Street
Wednesday, March 1, 2023 @ 7:00 PM

The Board of Trustees values input from the Village community. When you speak, please state your name and address for the record. Please keep your comments to three minutes or less and remember that we are all neighbors.

1. Opportunity to request a vote to add/modify agenda items
2. Announcements
3. Update on Work of the Ad Hoc Committee on Short-Term Rentals (STR's)
4. Board Business
 - a. Appointment of Matt deGraaf to Recreation Commission
 - b. Resolution 05-2023 Issuing a Negative Declaration and Authorizing Mayor to Sign Documents for the Sale of Real Property at 37 Fair Street
 - c. Review Recommendations from Hahn Engineering re: Surveys of Fair Street Culvert and Mountain/Fishkill Avenues (land survey, underground survey)
 - d. Approval of Bills - Batch # Amount: \$
5. Budget Discussion
6. Public Comment
7. Adjournment

Members of the public are invited to attend the meeting in-person at Village Hall (85 Main Street) or via Videoconference. To join the meeting via Zoom:

<https://us06web.zoom.us/j/88983853791?pwd=NG1RWU5VVG9RVTRZaStQaW9kMXBMZz09>

Or by phone: 646-558-8656

Meeting ID: 889 8385 3791 Passcode: 365616

RESOLUTION 05-2023 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

Roll Call Vote

Names	Ayes	Noes	Abstain	Absent
<i>Mayor</i> Kathleen E. Foley				
<i>Trustee</i> Tweeps Phillips Woods				
<i>Trustee</i> Eliza Starbuck				
<i>Trustee</i> Cathryn Fadde				
<i>Trustee</i> Laura Bozzi				
TOTAL				

The following was presented

By: _____

Seconded by: _____

Date of Adoption: _____, 2023

WHEREAS, Nina Abney operating as Nina’s Studio, LLC is owner of the painting studio located at 37 Fair Street, Cold Spring, New York with a tax map identification number of 48.1-1-24.1 and has offered to purchase a strip of land adjacent to the rear of her lot that borders the large Highway Department garage parcel currently owned by the Village; and

WHEREAS, the subject lands to be conveyed are a portion of land owned by the Village with a tax map identification number of 48.8-1-24.1, with the conveyance limited to consist of approximately 4,480 square feet as it is further described in the metes and bounds description attached as Exhibit "A" (hereinafter the "Village Parcel"); and

WHEREAS, the Village Board has declared this land as surplus and it is not needed for any municipal use as this Village Parcel is not used for highway purposes, and does not serve or is used as 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

WHEREAS, Nina Abney has offered to purchase the Village Parcel for fair and adequate consideration, which offer price is supported by the Assessor’s fair market value; and

WHEREAS, the sale price would not be less than \$20,832 (TWENTY THOUSAND EIGHT HUNDRED THIRTY-TWO 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 this sale 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 (including but not limited to the deed and necessary transfer documents), subject to the review and approval as to form and content by the Attorney for the Village; and

BE IT FURTHER RESOLVED, that this sale is conditioned on the Village Highway Superintendent, Building Inspector and/or engineer reviewing Purchaser's plans to construct a retaining wall along the adjusted boundary line between the Village's Highway Garage parcel and Purchaser's expanded property, and approving those plans for any retaining wall prior to construction.

**BY ORDER OF THE VILLAGE BOARD OF THE
VILLAGE OF COLD SPRING, NEW YORK**

DATED: , 2023

Jeffrey Vidakovich, Village Clerk-Treasurer

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

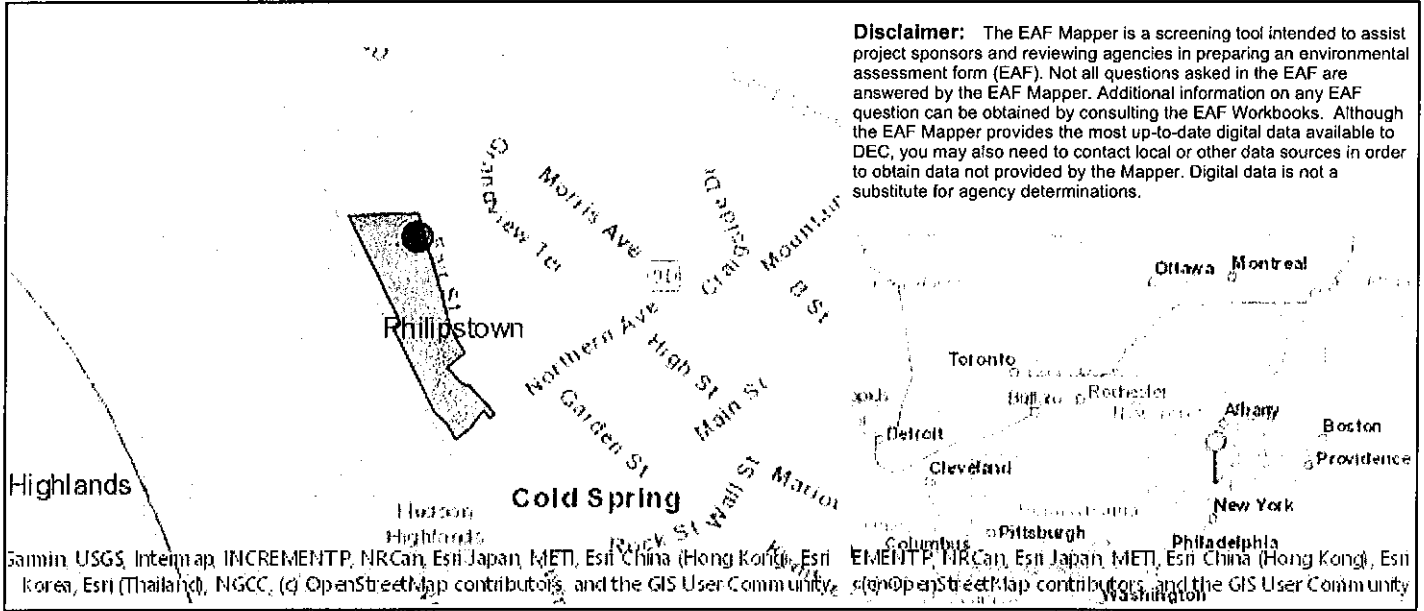
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Village of Cold Spring Board of Trustees			
Name of Action or Project: Sale of Village Property to Nina Abney			
Project Location (describe, and attach a location map): Portion of property adjacent to 37 Fair Street consisting of 4,480 sq.ft., that is owned by the Village			
Brief Description of Proposed Action: Sale of vacant strip of land owned by the Village will be transferred to the adjacent property owner 45 Fair Street (SBL: 48.8-1-24.1). The parcel consists of 4,480 sq.ft. No disturbance of land is proposed in connection with this sale.			
Name of Applicant or Sponsor: Village of Cold Spring		Telephone: 845-265-3611	
Address: 85 Main Street		E-Mail: vcsclerk@coldspringny.gov	
City/PO: Cold Spring		State: NY	Zip Code: 10518
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? 4,480 sq.ft. acres			
b. Total acreage to be physically disturbed? 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4,480 sq.ft. acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): Municipal			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat, Ti...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Kathleen E. Foley</u> Date: _____		
Signature: _____ Title: <u>Mayor</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat, Timber Rattlesnake, Bald Eagle, Fence Lizard, Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Village Board of Trustees

Name of Lead Agency	Date
Kathleen E. Foley	Mayor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

VBOT Discussions

Tax Levy

- NYS provides a worksheet for calculating the Village’s max tax levy each year, which is impacted by the growth rates set by NYS
 - Increase for Tax Levy Growth 1.02
 - Allowable levy growth factor: Lesser of 2 % or inflation factor based on changes in CPS
 - Increase for Tax Base Growth 1.0127
 - Tax base growth factor: Based on Tax and Finance determination of “quantity change,” such as new construction, newly taxable status of existing property, or measurable improvements to taxable property within the boundaries of the local government or school district.
 - Based on *prelim* Taxable Assessed Values provided by Putnam County, this would equal an approximate \$0.56 per \$1000 of assessed value
 - Example: estimated \$45 increase for a condo assessed @ 80,750
 - Example: estimated \$112 increase for a house assessed @ 200,000
 - Based on last year’s assessed values
 - 25% of tax bills were under 100K of assessed value, including exemptions
 - 48% b/t 100k-200K
 - 19% b/t 200k-300K
 - 8% over 300K
 - Although the tax cap is typically thought to be 2%, it only references the levy growth, not the base growth, so the max would be a 5% increase over last year’s tax levy, or \$88,179 more, as broken down below

FY 22-23 Levy	1,822,495.00
Tax Base Growth Factor of 1.0127	23,146.00
Allowable Levy Growth Factor of 1.02	36,913.00
Carry over (not levied in) FY22-23	28,120.00
FY 23-24 MAX LEVY	1,910,674.00

Fund Balance

	General	Water	Sewer
May 31, 2022 - Financial Stmt Balance	1,806,724	962,085	257,395
FY 22-23 Budgeted use for Expenditures	(327,000)	(236,500)	-
FY 22-23 Anticipated Increase/Decrease	20,000	(326,865)	15,000
FY 23-24 Budgeted use for Expenditures	TBD	TBD	TBD
ESTIMATED NET FUND BALANCE as of 2/23/2023	1,499,724	398,720	272,395

- Of the 327K allocated:
 - 295K was for Village Wide Repairs & improvements
 - Consider projects/expenses to continue use of this allocation

Other Revenue Items:

- **Water/Sewer**
 - Usage rates were increased last budget
- **Grants?**
- **Fire Protection Services**
 - LOSAP contribution is going down \$3K
 - Penny savings on Fire Svc portion on taxes

Potential New Expenses/Large Purchases

- **CSPD Request**
 - **Body Cameras**
 - Axon quote is \$43K for 7 over 5 years
 - Grant was awarded for \$14K
 - **Tahoe replacement**
 - Estimated \$75K with all equipment
- **Technology/Software**
 - eCode
 - STR management software
- **Roadways & Facilities Request**
 - 2 New Full Time Employees
 - Ford F450 with utility body, plow, crane with towing capabilities
 - To partially be used by W/WW
 - High Estimate of \$150K
 - Tow Behind Chipper
 - Stump Grinder for Bobcat
 - \$10K
 - Mechanics Lift for Garage
 - \$20K
- **Water/Waste Water Request**
 - One additional Employee
 - Computerized pumps upgraded for remote access to both plants
 - Water Plant has partial remote capabilities
 - Water Filter Refurbishments
- **Overall Staffing/Wages**
 - Performance reviews happening now
 - Full time employee for Village Hall
 - Summary of all requests below

GENERAL FUND	Est Hourly	Wages	Vac Pay	FICA	Fam Ins	Est ERS	Total by EE
R&F FT Entry Level Laborer	18.00	37,440	2,160	3,029	32,394	3,208	78,231.00
R&F FT Experienced Laborer	22.00	45,760	2,640	3,703	32,394	3,920	88,417.00
VH FT Deputy Clerk	22.00	42,900	2,475	3,471	32,394	3,675	84,915.56
							251,563.56

Water/Waste Water Funds	Est Hourly	Wages	Vac Pay	FICA	Fam Ins	Est ERS	Total by EE
FT Entry Level Laborer	18.00	37,440	2,160	3,029	32,394	3,208	78,231.00
					50% Per fund		39,115.50

Capital Improvements

- CHIPS for Paving Related projects- *New Amt to be determined in NYS April 1st budget

23-24 Budget

	As of 12/15/22	New Estimated Amt*	TOTAL
CHIPS	199,935.89	50,607.77	250,543.66
PAVE	35,955.97	13,479.55	49,435.52
EWR	29,782.71	11,238.76	41,021.47
POP	8,986.37	8,986.37	17,972.74
			358,973.39

- Rec Request
 - Resurfacing for multi-use court - \$14K
- Village Wide
 - Highway Roof Repairs
 - Village Hall improvements
 - Drainage/Culverts/Road Engineering
 - Doors & Security at all Village Owned Facilities
- Dam Repairs

Additional Comments/Suggestions/Items for Discussion ???