



**VILLAGE OF COLD SPRING**  
85 MAIN STREET, COLD SPRING, NY 10516  
TEL: (845) 265-3611      FAX: (845) 265-1002  
WEB: WWW.COLDSRINGNY.GOV

DAVE MERANDY, MAYOR  
MARIE EARLY, TRUSTEE  
KATHLEEN E. FOLEY, TRUSTEE  
FRANCES MURPHY, TRUSTEE  
TWEEPS PHILLIPS WOODS, TRUSTEE

JEFF VIDAKOVICH, CLERK/TREASURER  
MICHELLE ASCOLILLO, ACCOUNTANT  
LARRY BURKE, OFFICER-IN-CHARGE  
MATTHEW KROOG, WATER SUPERINTENDENT  
ROBERT DOWNEY, HIGHWAY DEPT CREW CHIEF  
CHARLOTTE MOUNTAIN, CODE ENFORCEMENT OFFICER

**Board of Trustees**

**Tuesday November 30, 2021 @ 6:30 PM**

**Via Videoconference as per Chapter 417 of NYS Local Laws of 2021**

1. Resolution 84-2021 Authorizing Mayor to Sign Contract for the Sale of Real Property
2. Resolution 85-2021 Authorizing Mayor to Sign Contract with PBA
3. Update on Sander
4. Appointment of Yaslyn Daniels to Planning Board (fills vacancy through Dec. 2022)
5. Approval of Minutes: 11/23/21

**The public is invited to attend the meeting as follows:**

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

or to Join by Phone: (646) 558-8656

**Meeting ID: 889 8385 3791**

**Passcode: 365616**

**THE VILLAGE OF COLD SPRING  
VILLAGE BOARD**

Names	Ayes	Noes	Abstain	Absent
<i>Mayor</i> <b>David Merandy</b>				
<i>Trustee</i> <b>Kathleen E. Foley</b>				
<i>Trustee</i> <b>Marie Early</b>				
<i>Trustee</i> <b>Frances Murphy</b>				
<i>Trustee</i> <b>Tweeps Phillips Woods</b>				
<b>TOTAL</b>				

**RESOLUTION 84-2021 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**

The following resolution was offered by \_\_\_\_\_ for adoption and seconded by \_\_\_\_\_, to wit:

**WHEREAS**, James Ely is owner of the restaurant located at 45 Fair Street, Cold Spring, New York and has offered to purchase a strip of land adjacent to the north and west of his lot currently owned by the Village; and

**WHEREAS**, the subject lands consist of approximately 1,032 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 being utilized now as part of the parking area of the commercial/restaurant; 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 Parcels will limit the Village's liability exposure and maintenance responsibilities; and

**WHEREAS**, James Ely 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 \$4,128.00 (FOUR THOUSAND ONE HUNDRED TWENTY-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 Parcels 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 Parcels 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 Parcels (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.

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

DATED:                   , 2021

\_\_\_\_\_  
**David Merandy, Mayor**

# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

### Instructions for Completing

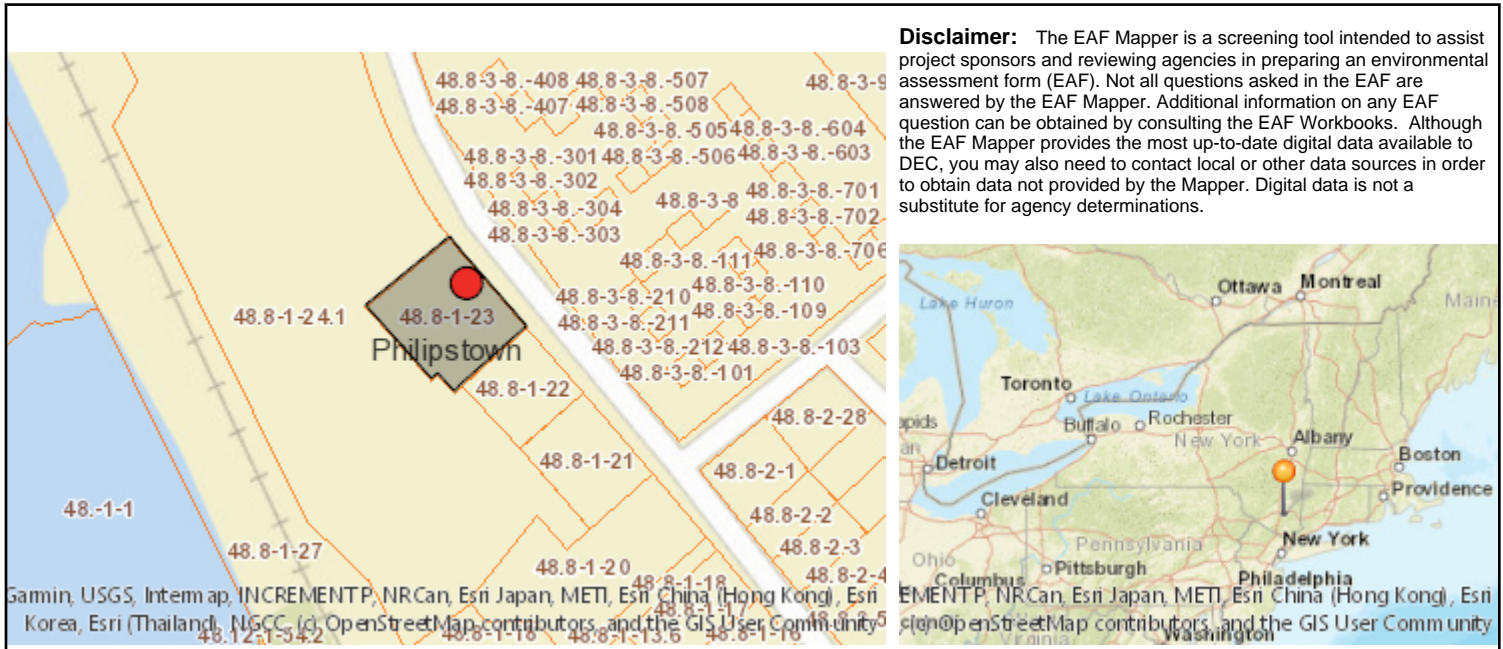
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>					
Name of Action or Project:					
Project Location (describe, and attach a location map):					
Brief Description of Proposed Action:					
Name of Applicant or Sponsor:		Telephone:			
		E-Mail:			
Address:					
City/PO:		State:	Zip Code:		
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"/>	YES <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:			NO <input type="checkbox"/>	YES <input type="checkbox"/>	
3. a. Total acreage of the site of the proposed action? _____ acres					
b. Total acreage to be physically disturbed? _____ acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 type="checkbox"/> Commercial	<input type="checkbox"/> Residential (suburban)	
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other(Specify):		
<input type="checkbox"/> Parkland					

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input 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 <input type="checkbox"/>	YES <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 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input 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 <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input 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 <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input 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 <input type="checkbox"/> <input type="checkbox"/>	YES <input 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    Agricultural/grasslands    Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban    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?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input 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 type="checkbox"/>	<input type="checkbox"/>
49. 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 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 type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: _____ Date: _____  Signature: _____ Title: _____		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
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]	No
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?”

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		



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.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
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)



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**RESOLUTION #85-2021**  
**AUTHORIZING MAYOR TO SIGN CONTRACT WITH VILLAGE OF COLD**  
**SPRING POLICE BENEVOLENT ASSOCIATION, INC.**

The following resolution was offered by \_\_\_\_\_ for adoption and seconded by \_\_\_\_\_, to wit:

**WHEREAS**, the contract between the Village of Cold Spring and the Village of Cold Spring Police Benevolent Association, Inc. ("PBA") expired on May 31, 2020; and

**WHEREAS**, the two parties have conducted and completed negotiations on a new agreement that will expire on May 31, 2024; and,

**WHEREAS**, on September 14, 2021 the Village Board of Trustees voted unanimously to approve the proposed Memorandum of Agreement. ("MOA") between the Village and PBA; and,

**WHEREAS**, the items agreed to in the MOA have been incorporated into a contract with the PBA.

**NOW THEREFORE BE IT RESOLVED**, by the Board of Trustees of the Village of Cold Spring, that the Mayor is hereby authorized to sign the contract, as amended, with the PBA covering the period June 1, 2020 through May 31, 2024.

On roll call Vote:

Trustee Marie Early voted:

Trustee Kathleen E. Foley voted:

Trustee Frances Murphy voted:

Trustee Tweeps Phillips Woods voted:

Mayor Dave Merandy voted:

Resolution officially adopted on \_\_\_\_\_ by a vote of \_\_\_\_\_

\_\_\_\_\_  
Jeff Vidakovich, Village Clerk-Treasurer

\_\_\_\_\_  
Date

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# YASLYN DANIELS

9 Morris Ave | [REDACTED]

**November 22, 2021**

Dave Merandy, Mayor  
Village of Cold Spring

**Dear Dave Merandy:**

I'm writing this letter to express my desire and intent to join the Village of Cold Spring Planning Board. My former candidacy for Village Trustee has hopefully illuminated not only my experience but also my desire to work and play a role in building a strong and effective Village government.

Specifically, I believe my prior experience on a not-for-profit planning board, for-profit management of operating and capital budgets, and experience writing policy for the United States government has prepared-Planning me for the work ahead.

I have attached my current resume, please let me know if you require any additional information for your consideration.

Sincerely,



**Yaslyn Daniels**



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**Board of Trustees**  
**Meeting Minutes – November 23, 2021**

The Board of Trustees of the Village of Cold Spring held a Workshop on Tuesday, November 23, 2021 via videoconference as per Chapter 417 of NYS Laws of 2021. Present were Mayor Dave Merandy, Trustees Marie Early, Kathleen E. Foley, Frances Murphy and Tweeps Phillips Woods. Also present was John Furst, Village Attorney. D. Merandy called the meeting to order at 6:36 pm.

At 6:36 pm, D. Merandy made a motion to enter into a Closed Session to seek advice of Counsel. M. Early seconded the motion and it passed by a vote of 5-0-0-0. At 6:52 pm, D. Merandy made a motion to exit the Closed Session. M. Early seconded the motion and it passed by a vote of 5-0-0-0.

At 6:53 pm, D. Merandy made a motion to enter Executive Session to discuss the employment history of an individual. K. Foley seconded the motion and it passed by a vote of 5-0-0-0. At 7:01 pm, D. Merandy made a motion to exit Executive Session. K. Foley seconded the motion and it passed by a vote of 5-0-0-0.

At 7:01 pm, D. Merandy made a motion to enter Executive Session to discuss Collective Negotiations. F. Murphy seconded the motion and it passed by a vote of 5-0-0-0. At 7:07 pm, D. Merandy made a motion to exit Executive Session. M. Early seconded the motion and it passed by a vote of 5-0-0-0.

**Board Business**

D. Merandy made a motion to table agenda item #5 – request to purchase Village owned property at 45 Fair Street stating that he needed more time to consider the request. F. Murphy seconded the motion and it passed by a vote of 5-0-0-0.

**Update on Garbage Bids**

D. Merandy provided an update on the bids for garbage and recycling collection. A total of three bids were received. The annual costs for garbage and recycling collection (does not include costs for additional services/pick-ups – bulk, Sundays, brush) ranged from \$190,119 to \$650,000 (see attached spreadsheet).

K. Foley commented that a preliminary review with the Village Accountant, Michelle Ascolillo, indicated that the cost differential between the lowest bid and the Villages current costs could be made up in a number of ways, including not hiring a part-time mechanic.

D. Merandy stated that the current administration will hand this off to the incoming administration for finalization.

## **Highway Department**

D. Merandy made a motion to increase the hourly wage of Cory Thomas from \$18.65 to \$22.00 retroactive to October 21, 2021. This is a temporary increase to acknowledge his role as acting Crew Chief in Robert Downey's absence. Salary will revert back to \$18.65/hour upon Mr. Downey's return to active duty. K. Foley seconded the motion and it passed by a vote of 5-0-0-0.

D. Merandy gave an update on a new dump truck, which would be used for sanding the roads during winter weather. The new truck will not be available until Spring 2022. In the meantime, the Village needs to be prepared for inclement weather. Options include:

- Retrofitting existing truck for a 4-yard sander at a cost of approximately \$7,000
- Use a smaller 2-yard sander on an existing truck
- Purchase a used dump truck

K. Foley asked Highway Crew Chief Robert Downey if it is worth investing \$7,000 to retrofit the 2001 truck? She then stated that she has had discussions with Philipstown Town Supervisor Richard Shea. The Town has a surplus truck that the Village could use via an Inter Municipal Agreement (IMA).

Discussion ensued regarding the various available options. R. Downey, after being asked by D. Merandy if the 2001 truck was worth retrofitting, replied that it would be good to have a second truck available.

D. Merandy commented that he would follow up with Philipstown regarding an IMA and the use of a surplus vehicle.

## **Planning Board Recommendation – 40 Main Street**

Matt Francisco, Planning Board Chair, presented the Board's recommendation (attached) regarding parking waivers for a change of use application for 40 Main Street. The applicant is proposing to convert the use from retail to retail/office space. Per the Village Code, 44 parking spaces are required for the location – 7 for the retail spaces and 37 for the office space. The applicant is seeking a waiver for all 44 parking spaces. The Planning Board recommends granting the waivers for the retail aspect of the project (7 spaces less one grandfathered space for a total of 6) and for the applicant to work with the Village Board to find a creative solution to address the additional 37 spaces required.

The applicant has proposed utilizing the Municipal Parking lot Monday–Thursday for a TBD number of spaces (initially proposed at 20 spots) for a fee. The days and hours proposed are times the lot is least utilized.

Discussion followed on the merits and details of the proposal. Key points raised included:

- M. Early asked if 20 spaces/permits would be acceptable? D. Merandy suggested that maybe 30 spaces would be more appropriate.
- Would dedicated spots be required or permits issued allowing permit holders to park anywhere in the municipal lot?
- How would enforcement work if dedicated spots with signage were utilized?

D. Merandy polled the Board members to ask if they were willing to work with the applicant to find a creative solution? All members indicated that they are willing to move forward to find a solution. M. Early added that while she is for finding a solution she is not in favor of dedicating specific spaces in the municipal lot to the applicant.

D. Merandy asked when a decision needs to be finalized? M. Francisco stated that sooner the better. By law, the Planning Board has 60 days from the close of the Public Hearing (Nov. 11, 2021) to finalize its decision.

**Approval of Bills:** M. Early made a motion to approve Batch # 6264 in the amount of \$147,432.35. D. Merandy seconded the motion and it passed by a vote of 5-0-0-0.

**Approval of Minutes**

M. Early made a motion to accept the Minutes of the October 21, 2021 meeting as amended. D. Merandy seconded the motion and it passed by a vote of 5-0-0-0

M. Early made a motion to accept the Minutes of the October 21, 2021 meeting as amended. D. Merandy seconded the motion and it passed by a vote of 5-0-0-0

D. Merandy made a motion to accept the Minutes of the November 4, 2021 meeting as submitted. M. Early seconded the motion and it passed by a vote of 5-0-0-0

D. Merandy made a motion to accept the Minutes of the November 9, 2021 meeting as submitted. M. Early seconded the motion and it passed by a vote of 5-0-0-0

**Public Comment**

Irene Pieza, 6 Paulding Avenue, inquired about an application she had submitted for the use of Mayor's Park by the Boy Scouts. D. Merandy commented that the Recreation Commission would first review the application before submitting it to the Board for final approval.

**Adjournment**

D. Merandy made a motion to adjourn. M. Early seconded the motion and it passed unanimously. Meeting adjourned at 8:42 pm.

Submitted by: J. Vidakovich

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Jeff Vidakovich

Date