



VILLAGE OF COLD SPRING

85 MAIN STREET
COLD SPRING, NEW YORK 10516

TEL. 845-265-3611
WWW.COLDSRINGNY.GOV

Board of Trustees Meeting Wednesday, March 27, 2024 @ 7:00 PM

1. Executive Session

- a. Discuss the Employment History of an Individual
- b. Proposed Lease of Real Property Where Disclosure Would Substantially Affect Value

(The Regularly Scheduled Meeting Will Begin Immediately Following Executive Session)

2. Announcements

3. Opportunity to Add/Modify Agenda

4. Board Business

- a. Resolution 09-2024 Authorizing the Mayor to Enter into Contract for the Sale of Real Property Adjacent to 133-135 Main Street
- b. Approve Hiring of Two P/T Parking Enforcement Officers at a Rate of \$20/hour
- c. Accept Resignation of Officer James Hipple Effective Immediately
- d. Approve Request by R. Downey to Attend Highway School
- e. Approve Date (Tuesday 4/16) for Village Tree Pit Clean Up and Mulch Day
- f. Approval of Minutes – 1/24/24

5. Adjournment

Members of the public are invited to attend the meeting in-person at Village Hall (85 Main Street) or via Videoconference pursuant to Chapter 56 of the Laws of 2022. To join the Zoom Meeting:

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

Or by phone: 646-558-8656

Meeting ID: 889 8385 3791

Passcode: 365616

Resolution No.: 9 of 2024

**THE VILLAGE OF COLD SPRING
VILLAGE BOARD**

Roll Call Vote

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

The following was presented

By: _____

Seconded by: _____

Date of Adoption: _____, 2024

**RESOLUTION 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**

WHEREAS, Chervoan, LLC, a New York limited liability company owns property located at 133-135 Main Street, Cold Spring, New York (known as tax lot: 48.8-6-43), and has offered to purchase land adjacent to its parcel, which is currently owned by the Village; and

WHEREAS, the subject lands consist of approximately 0.007 acres (312 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 a vacant parcel, for which the Village Board has declared as surplus and it is not needed for any municipal use as this Village Parcel is not used for highway purposes, and it no longer serves 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, Chervoan, LLC has offered to purchase the Village Parcel for fair and adequate consideration, which offer price is supported by the Assessor's fair market value assigned to the Village Parcel on the final 2023 tax roll; and

WHEREAS, the sale price would not be less than ONE THOUSAND, FOUR HUNDRED FIFTY and 80/100 (\$1,450.80) Dollars; 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 it will conduct an uncoordinated review; and

WHEREAS, the Village has reviewed and completed a Short Environmental Assessment Form pursuant to SEQRA.

NOW, THEREFORE, IT IS HEREBY:

RESOLVED, that the Village Board of Trustees hereby issues a Negative Declaration (see attached) for this proposed action under SEQRA as it 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, 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: _____, 2024

Kathleen E. Foley, Mayor

EXHIBIT A

Property Description

See attached.

Description of Property
prepared for
CHERVOAN LLC
(Village of Cold Spring to Chervoan LLC)

ALL that certain parcel of land situate in the Village of Cold Spring, Town of Philipstown, County of Putnam, and State of New York that is a portion of Main Street that is bounded and described as follows:

BEGINNING at the point on the present southeasterly line of Main Street where it is met by the line dividing the lands of Chervoan LLC, on the northeast, from lands formerly of Haight and now or formerly of Highlands RE Holding Company, LLC, on the southwest, which point is distant

N 50°18'07" E 49.74 feet

measured northeasterly along the said southeasterly line of Main Street from the point where it meets the northeasterly line of Kemble Avenue.

THENCE from the said point of beginning through Main Street

N 39°41'53" W 5.65 feet, and
N 50°02'07" E 54.04 feet,

to a point in range with the line dividing the said lands of Chervoan LLC, now on the southwest, from lands formerly of Miller and now or formerly of Vittari, on the northeast. Thence continuing through Main Street and along a line in range with the last-mentioned division line

S 39°41'53" E 5.91 feet,

to another point on the present line of Main Street. Thence southwesterly along the present line of Main Street

S 50°18'07" W 54.03 feet

to the point or place of beginning, containing 312 square feet, more or less.

N.B. The meridian used in the foregoing description refers to True North at 74°20'00" West Longitude. The substance of this note should remain with this description in any instrument of which it may become a part.

Prepared by
BADEY & WATSON
Surveying & Engineering, D.P.C.
3063 Route 9
Cold Spring, New York 10516
(845) 265-9217
(877) 3.141593
www.Badey-Watson.com

File No. 73-123
Work Order No. 27167
File Name: CH05JA248D_Village_to_ChervoanLLC.docx
Date Created: January 5, 2024
Date Revised: January 5, 2024
Date Printed: January 5, 2024
Figure No. 44
Author: GJW



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

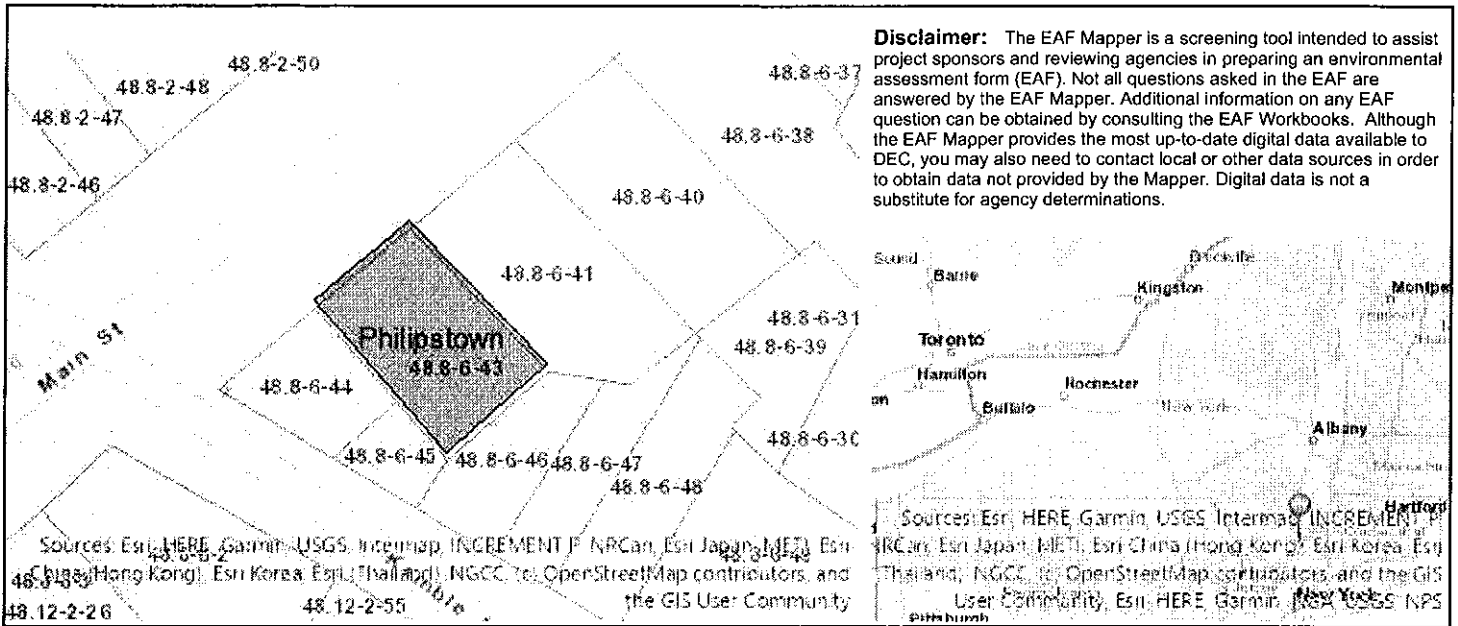
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 Chervoan, LLC			
Project Location (describe, and attach a location map): adjacent to 133-135 Main Street, Cold Spring, New York			
Brief Description of Proposed Action: Sale of parcels currently owned by the Village will be transferred to the adjacent property owner. The parcel consists of 0.007 acres (312 square feet) on commercial vacant land (no tax ID, adjacent to SBL: 48.8-6-43)			
Name of Applicant or Sponsor: Village of Cold Spring		Telephone: 845-236-3611	
Address: Village Hall - 85 Main Street		E-Mail: vcsclerk@coldspringny.gov	
City/PO: Cold Spring		State: New York	Zip Code: 10516
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? _____ 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	YES	
	<input type="checkbox"/>	<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	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 type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input 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 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"/>	
	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 <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?	NO	YES
Northern Long-eared Bat, Ti...	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input 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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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]	No
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, 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?"

	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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 of Cold Spring 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)



Village of Cold Spring Police Department

83 Main Street Cold Spring, New York 10516-2810

Telephone: (845) 265-3407

MEMORANDUM

TO: Mayor Foley and Village Board trustees
FROM: Lawrence Burke – Officer-In-Charge
DATE: 03/25/24
RE: **Hiring of Parking Enforcement Agent**

I am requesting to hire Bianca Buel and Alex Yagodin for part time parking enforcement agents at the rate to be determined by the board..

Respectfully Submitted
Officer-In-Charge Lawrence Burke