



# 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**  
**Village Hall, 85 Main Street**  
**Wednesday, July 27, 2022 @ 7:00 PM**

*The Board of Trustees values input from the Village community. Please keep your remarks to three minutes or less, and address them to the Board. Disparaging remarks will not be allowed; please be neighborly.*

1. Opportunity to Request a Vote to Add/Modify Agenda Items
2. Announcements
3. Main Topic 1 – Presentation by Cold Spring Boat Club
  - a. Public Comment
4. Main Topic 2 – Update on Community Day Event
  - a. Public Comment
5. Board business
  - a. Discussion on Submitting Letter of Intent for NY Forward
  - b. Discussion on Grant Application Request from Assembly Member Galef
  - c. Update on Northern Avenue Culvert
  - d. Report on Meeting of the Parking & Shuttle Committee for Hudson Highlands Fjord Trail
  - e. Request to Purchase Village Property Adjacent to rear of 37 Fair Street
  - f. Request for Church Street Annual Block Party
  - g. Approval of Non-ticketed Event @ Mayor's Park
  - h. Discussion on Subway Tunnel Mural
6. Resolution 23-2022 Approving Renewal of General Liability Insurance
7. Approval of Minutes – 04/27, 06/01, 06/08, 06/15, 07/06
8. Approval of Bills
  - a. FY 2021-22 Batch #: 6540 Amount: \$ 9,430.52
  - b. FY 2022-23 Batch #: 6539 Amount: \$ 217,379.63
9. Public Comment
10. Adjournment

07/26/2022 5:00 PM

Members of the public are invited to attend the meeting in-person at Village Hall (85 Main Street) or via Videoconference pursuant to Executive Order 11.7 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

# A GOOD, OLD-FASHIONED COLD SPRING BLOCK PARTY

## A Proposal for Community Day 2022

### DATE:

Saturday, September 3<sup>rd</sup>, 2022

Raindate: Sunday, August 4<sup>th</sup>, 2022

(selected by the Village Board in early Spring, based on previous Community Day schedules)

### TIME:

Block Party -4:00 to 8:00 pm

Band – 7:30 to 8:30 pm

Fireworks – 8:30 pm

### LOCATION:

Block Party – Main Street between Fair Street and Church Street

Band – Bandstand

Fireworks – Off the dock

### OBJECTIVES:

- Trying something new for Community Day, freshening the event.
- Unifying our diverse Cold Spring community.
- Simple community fun
- Coincide with the Hub's 5K Charity Run

### TO DATE WE HAVE:

- Proposed our idea to and received feedback from the Mayor; Officer in Charge Larry Burke; Fire Chief Jeff Phillips, Jr; Philipstown Volunteer Ambulance Corps Captain Nick Falcone; and Chamber of Commerce President Nat Prentice
- Of note: the Chamber President felt that Sunday would be a better day for the event because of crowd and sales volumes on Saturdays
- Secured fireworks with Legion Fireworks and DJ
- Conducted research to determine feasibility of plan elements
- Formulated this concept proposal for review and approval by the Village Board of Trustees

### PROPOSED PLANS TO INCLUDE:

Old fashioned games such as scully, hula-hoop, jump rope, hopscotch

Traditional Pie Baking Contest

DJ & Dancing

Cotton candy and popcorn

Face-painting

Balloon toys

Food and drinks from Lion's Club, boy scouts, etc.

Option for local merchants and eateries to offer for tastings/treats/seasonal sidewalk sales

#### TRAFFIC MANAGEMENT/PEDESTRIAN SAFETY:

- Goals: maintain access to Metro North station, ensure passage for emergency vehicles, keep event attendees safe
- Officer Burke proposed diverting traffic in a from Main following High, Northern and Fair Streets
- No Parking on Main between Fair and Church Friday night through end of event
- Activities focused on one side of Main so second lane is open for emergency access
- Free parking in Mayor's Park for Main Street residents; visitors in Metro North lot

#### ADDITIONAL DETAILS:

- Event porta potty with proper toilets & sinks in the event area (potentially in striped no-parking area in front of village hall)
- Extra garbage containers/collection
- Rented tables and seating
- Printed/digital communications campaign
- 

Respectfully submitted,

Angela Ghiozzi

Jill Golden

Cathy Lim

Event Co-Chairs



**Downtown  
Revitalization  
Initiative**



**NY Forward**



**Department  
of State**

## Downtown Revitalization Initiative and NY Forward

### **NY’s downtowns are the heart and soul of our regions.**

Utilizing the Department of State’s plan-then-act strategy, the synergy between the DRI and NY Forward connects the renaissance of magnet cities with the revitalization of smaller downtowns – creating greater opportunities for New York residents, businesses, and visitors.

New York’s downtowns are the heart and soul of our regions. They are both a reflection of our past and a catalyst for future growth and revitalization. They are centers for commerce, culture, diversity, entrepreneurship, ideas, and entertainment.

Governor Hochul has made downtown revitalization a central component of the State’s economic development policy. The DRI and NY Forward will accelerate and expand New York’s burgeoning downtown revitalization.

Through the first five rounds of the landmark Downtown Revitalization Initiative (DRI), 59 communities have received a total of \$600 million in awards, creating a renaissance in downtown resurgence that shows no sign of slowing.

To accelerate that momentum, Governor Hochul announced two complementary downtown redevelopment programs—Round 6 of the DRI, funded at \$100 million; and the first round of NY Forward, a new program that targets downtowns in NY’s smaller and rural communities, also funded at \$100 million. The overarching goals of the two programs are to revitalize downtowns and reinvigorate local and regional economies by creating a critical mass of vibrant downtown destinations in each region. NY Forward diverges in several aspects to reach and serve the unique needs and characteristics of the State’s smaller and rural communities.

The following overview of each individual program —noting both their similarities and important distinctions—will help communities decide how to best pursue their revitalization goals in partnership with the State.

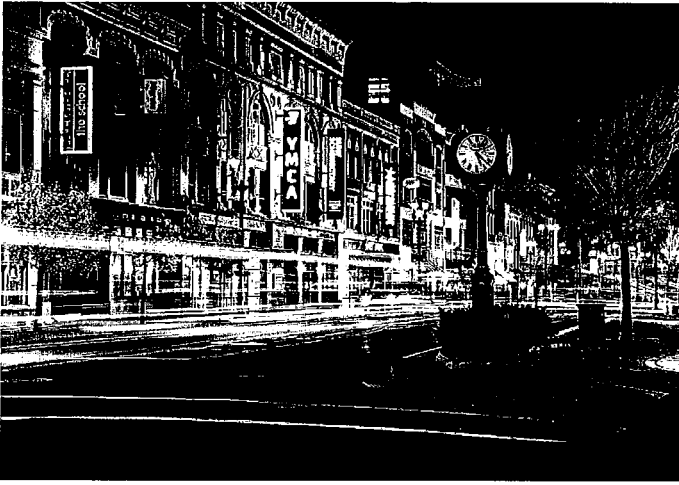
### **DRI**



### **NY Forward**



# Downtown Revitalization Initiative and NY Forward



## DRI

The Department of State (DOS) administers the Governor's Downtown Revitalization Initiative (DRI) in close coordination with Homes and Community Renewal (HCR), Empire State Development (ESD), New York State Energy Research & Development Authority (NYSERDA), and several other supportive agency partners. The DRI was launched in 2016 to accelerate and expand the revitalization of downtowns in all ten regions of the State so that they serve as centers of activity and catalysts for increased local investments. As a key program of the State's economic development policy, the DRI transforms downtown neighborhoods into vibrant centers that offer a high quality of life and become magnets for redevelopment, business growth, job creation and economic and housing diversity. These compact, walkable downtowns are a key ingredient in helping the State rebuild its economy and civic/community bonds after the COVID-19 pandemic.

The DRI represents an unprecedented and innovative "plan-then-act" strategy that couples strategic planning with immediate implementation. DRI plans do not just sit on a shelf- they serve as the blueprint and catalyst for immediate and ongoing action.

The DRI annually provides a \$10 million award to one community in each of the State's ten REDC regions. Applicants must demonstrate their readiness and capacity to identify and implement a slate of synergistic projects that collectively achieve a community-based vision for the downtown. The REDCs review applications and nominate winners to the DOS for final review and approval.

## DRI Process



## NY Forward Process



Winning communities are assigned a consulting team by the DOS to guide the community through the process of developing a Strategic Investment Plan that includes multiple complementary projects that together, form a whole that is greater than just the sum of its parts. The plan and projects are driven by both a Local Planning Committee and extensive community outreach and engagement. Once the Plan is approved, DOS and an expansive team of agency partners implement the projects expeditiously. The DRI has achieved remarkable results in its first five rounds, igniting a renaissance in downtown revitalization and showing no signs of slowing down.

### **NY Forward**

NY Forward supports a more equitable downtown recovery for New York's smaller and rural communities, with a focus on hamlets and villages.

Rural and smaller downtowns located in villages, hamlets and other small municipal and neighborhood-scale centers serve a more local economy and often have a distinct feel from larger, metropolitan urban centers. Their unique characteristics are easy to recognize. Architecture, building facades, small-scale streetscapes and the existence of a traditional "town square"—around which commercial, residential, civic, cultural and other amenities revolve—may help characterize a NY Forward community. Potential NY Forward communities are those former railroad, canal, coal, and mill towns that lost the industry around which their town grew – we often think of these as crossroads or bedroom towns, small business districts along corridors that connect major employment centers and magnet cities in their region. These communities provide neighborhood-scale, local goods and services with those iconic boutiques and mom and pop shops that enrich the unique character of that community. With bones built for a vibrant downtown, these downtowns, through NY Forward will attract more businesses, residents and visitors. A healthy regional economy relies on a critical mass of vibrant downtowns of various sizes, character, history, needs and challenges. NY Forward completes that picture.

Like the DRI, applicants must submit a vision for the downtown and a slate of developable projects to achieve that vision. REDCs review the applications and nominate winners. This process reflects the same "plan-then-act" methodology deployed through the DRI. DOS and its agency partners then engage the winning

communities through a strategic planning process with assistance from a consultant to develop a slate of readily implementable projects.

NY Forward awards will be smaller, but more numerous, than the DRI. Rather than one \$10 million award per region with the DRI, NY Forward allows up to three awards per region—either two \$4.5 million awards, or one \$4.5 million award and two \$2.25 million awards.

Although grant awards are smaller, NY Forward was not designed to fund one large, expensive project. Rather, NY Forward applicants should develop a full suite of synergistic projects, similar to the DRI, that may include one or two substantial anchor projects. Those anchor projects, however, should be supplemented by a variety of smaller supportive projects such as building facade renovations, activation of vacant upper-stories and shops, crosswalks, public art, parks and plazas, and other placemaking activities.

NY Forward funds will be used to provide capacity-building and technical assistance directly to communities throughout each phase of the program, from pre-application to implementation, as necessary. These are critical components of the application and planning process. By submitting a brief Letter of Intent indicating interest in applying for the NY Forward program, communities will be asked to participate in targeted capacity-building and will have access to consultants who can provide guidance on application development.

This capacity-building and technical assistance will have ripple effects beyond NY Forward, strengthening their ability to pursue and implement other funding opportunities.

Finally, while communities are permitted to apply for both the DRI and NY Forward in the same grant cycle, they are urged to first think carefully, strategically and pragmatically about which program may best suit their needs, circumstances and capabilities. The DRI—with a larger award and more numerous projects—may not be the right fit for every community which is why Governor Hochul created NY Forward.

The charts on the next page compare and contrast the many elements of the DRI and NY Forward to help communities understand the programs and make an informed decision about which to apply for. □

## Community Selection and Funding

DRI	NYF
\$10M in each region – either to 1 community or a joint application from 2-3 smaller communities with a single vision.	\$10M in each region – either 2 \$4.5M awards OR 1 award of \$4.5M and 2 awards of \$2.25M each.
\$350K assessed from each regional award for professional consulting services through the planning phase.	\$1M per region in NY Forwards funds will be used for direct professional contracted support in capacity building and technical assistance starting pre-application.
REDCs nominate communities	REDCs nominate communities

## Community Characteristics

DRI	NYF
Larger, walkable, more dense geographical area with amenities that serve the regional community	Smaller, walkable, less dense geographical area with amenities that serve the immediate local community
Multi-modal transportation, including mass transit options	More vehicle dependent; patrons mainly arrive by car
Employment center for the regional economy (ex: CBD)	Community center that's service-oriented
Larger, urban tourist center with more attractions to offer spread out over several blocks of development – walkable between multiple nodes of activities/attractions	Small-town charm – with heritage, antiques, cottage, agriculture and other niche based tourism. In NYC, BID-scale residential-focused business districts.
Availability or potential for rail/bus/ferry public transportation making Transit Oriented Development possible	Vehicle dependent with limited public transportation potential. Residential, or rural agricultural centric development
Higher-density: height, units, acre, etc., potentially more than 1 commercial strip in the community	Low-density: building height, units, acres, etc., tight commercial strip
Existing or potential for higher density buildings, multi-story buildings with opportunities for upper story housing	Lower density – 2-4 story buildings with opportunities for upper story housing

## Potential Projects

DRI	NYF
Larger private, mixed-use projects	Smaller projects focused more on building renovation and redevelopment and activation of upper-story (ex: housing, additional commercial) rather than new construction
Adaptive use	Adaptive use
New construction projects on developable properties, creating new spaces	Projects that deal with vacancy rather than creation of new space
Projects that elevate urban and employment-based downtown qualities, enhancing the regional draw of the DRI area	Projects that elevate specific cultural, historical qualities that enhance feeling of small-town charm
Communities must demonstrate more than \$10M of shovel ready revitalization projects and high potential in leveraging capital investments in their applications	Application must demonstrate \$3-5M in multiple synergistic projects. Final project award funding cannot be used for one sole project.
Wayfinding projects to connect the network of amenities and attractions distributed over several commercial corridors	Tight commercial activity area with opportunity to enhance cultural heritage through signage of historic markers



**Downtown  
Revitalization  
Initiative**



**NY Forward**



**Department  
of State**



July 18, 2022

Board of Trustees  
Village of Cold Spring  
85 Main Street  
Cold Spring, NY 10516

**RE: Request to purchase a portion of Lot 48.8-1-24.1**

Dear Board of Trustees,

I am writing this letter to express my interest in purchasing a portion of lot 48.8-1-24.1, encompassing approximately 4,480 square feet, currently owned by the Village of Cold Spring. This land is directly adjacent to my property at 37 Fair Street (lot 48.8-1-21). The additional land will be used as an extension of the backyard of my property, which I will be using as my home and painting studio.

I expect to build a site wall at the edge of the expanded property, likely a wood fence or other appropriate material to be determined in a later stage of the process. Upon approval of my purchase, I will move forward with engaging a structural engineer to determine the extent and type of retaining wall that might be required given the existing slope of the additional property, for review and approval by the Village of Cold Spring.

Attached here are two drawings:

- (1) Current Title Survey
- (2) A survey indicating the additional land area as surveyed by a professional surveyor
- (3) A site plan indicating the immediate adjacent property lines and extents from eParcel.

Please let me know if you require additional information or have questions for me. You may contact me at [ninachanelabney@gmail.com](mailto:ninachanelabney@gmail.com), or my architect, Miriam Peterson at [miriam@pro-arch.com](mailto:miriam@pro-arch.com) and 212-390-1504.

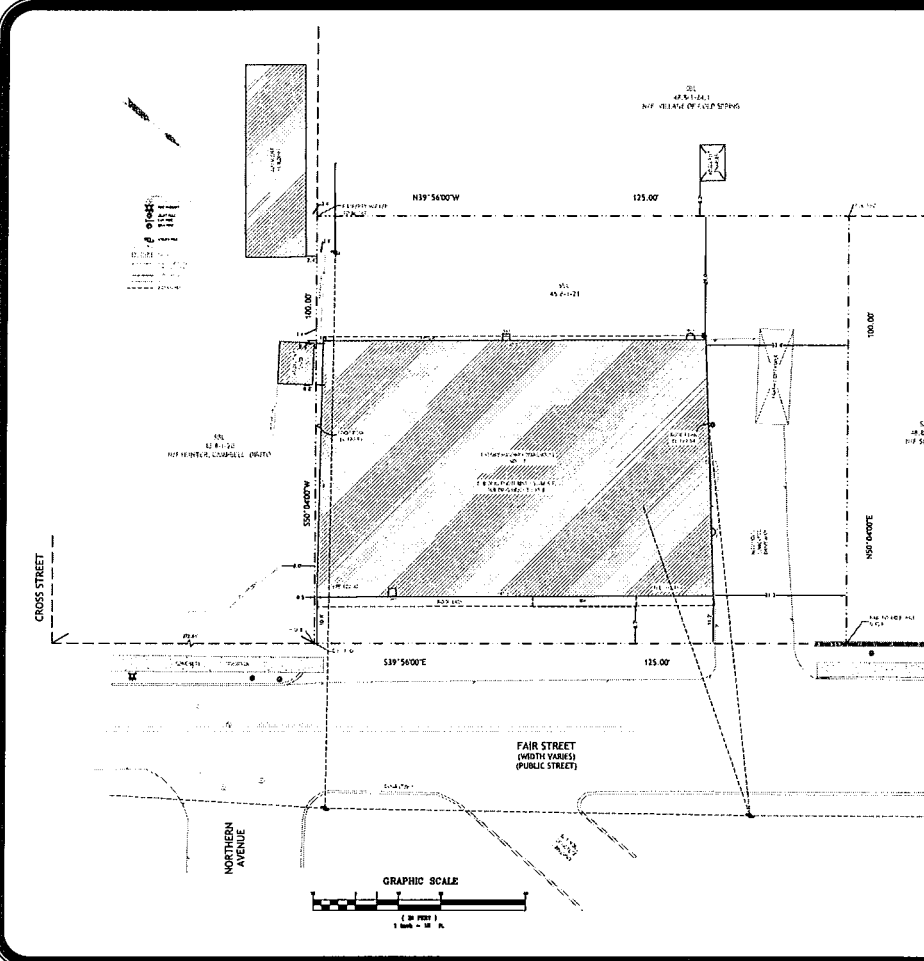
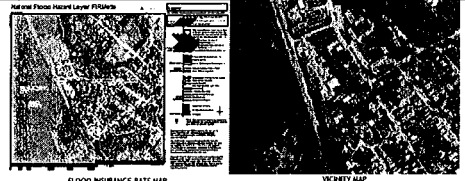
I thank you in advance for your time and I look forward to your response.

Sincerely,



Nina Chanel Abney  
37 Fair St  
Cold Spring, NY 10516  
E: [ninachanelabney@gmail.com](mailto:ninachanelabney@gmail.com)





- ASSUMPTIONS:**
1. THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES.
  2. CALLS TO ELECTRIC UTILITIES SERVING THE PREMISES ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD & THAT EXCEPT AS SHOWN THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS THE SAID PREMISES.
  3. THAT THE PROPERTY DESCRIBED HEREIN IS THE SAME AS THE PROPERTY DESCRIBED IN A COMMITMENT FROM CTA ABSTRACT COMP AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY (COMMITMENT NO. J111111 DATED 04/11/2019) AND THAT ALL EASEMENTS, CONTINGENTS AND RESTRICTIONS, REFERENCED BY SAID TITLE COMMITMENT, OR EQUIVALENTS WHEN THE LANDGRABBER HAS BEEN ADVISED ON HIS KNOWLEDGE, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
  4. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY.
  5. THERE ARE VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY BEING A HOLLOWY STONE WALL EXTENDING ONTO LOT 21 FROM LOT 22 & HAS ENCROACHMENTS ONTO ADJOINING PROPERTIES.
  6. SAID PROPERTY IS LOCATED BY GRAPHIC PLOTTING ONLY WITHIN AN AREA HAVING A ZONE DESIGNATION "ZONE XE-1" AREAS OF ANNUAL FLOOD HAZARD ON FLOOD INSURANCE RATE MAP #19, 140PCOUNT NUMBER 54076C PANEL 0027 WITH A DATE OF IDENTIFICATION OF HAZARD IN 2011 FOR THE VILLAGE OF COLD SPRING, PUTNAM COUNTY, NY, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COUNTY IN WHICH SAID PREMISES IS SITUATED.
  7. THE PROPERTY HAS ACCESS TO FAIR STREET THROUGH A GATE DEDICATED PUBLIC ROW ACCESS MAY BE LIMITED BY STATE, COUNTY & MUNICIPAL REGULATIONS.
  8. THERE ARE REGULAR STRIPPED PARKING SPACES AND 9 HANDICAPPED PARKING SPACES OUTDOORS ON THE SAID LOT SHOWING HEREON.
  9. ALL TABLES ARE A CLEARANCE SERVICES IS NOT IN RECEIPT OF A T-100 REPORT.
  10. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
  11. THERE IS NO OBSERVED EVIDENCE ANY CHANGES IN STREET RIGHT OF WAY LINES, SITE USE AS A SOILD WASTE PUMP, PUMP OR SANITARY LATERALS AND CONCRETE & SIMILAR CONCRETE.
  12. THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND.
  13. PROPERTY SUBJECT TO DOCUMENTS OF RECORD; NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OR AS AN EASEMENT.
  14. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE LAND SURVEYOR TO ANY OTHER PERSON NOT NOTED IN THE CERTIFICATION, WHETHER OBJECTS OR HORSESHOES, OR FOR ANY MATTER SET FORTH IN A SURVEY INSTRUMENT.
  15. ONLY COMES FROM THE ORIGINAL SURVEY MADE WITH AN ORIGINAL PROFESSIONAL LAND SURVEYOR EMPLOYED SHALL BE CONSIDERED VALID CORRECTIONS.
  16. SIGNATURE AND EMPLOYED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EDITORS CODE OF PRACTICE ADOPTED BY THE N.Y. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
  17. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW.
  18. OFFICE'S SHOWHEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES I, BUILDINGS, SEEDS, FENCING, ETC.,

**RECORD DESCRIPTION PER TITLE COMMITMENT 2181181 DATED JUNE 2 2019:**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE VILLAGE OF COLD SPRING, TOWN OF PUTNAMTOWN, COUNTY OF PUTNAM AND STATE OF NEW YORK, BOUND AND DESCRIBED AS FOLLOWS:

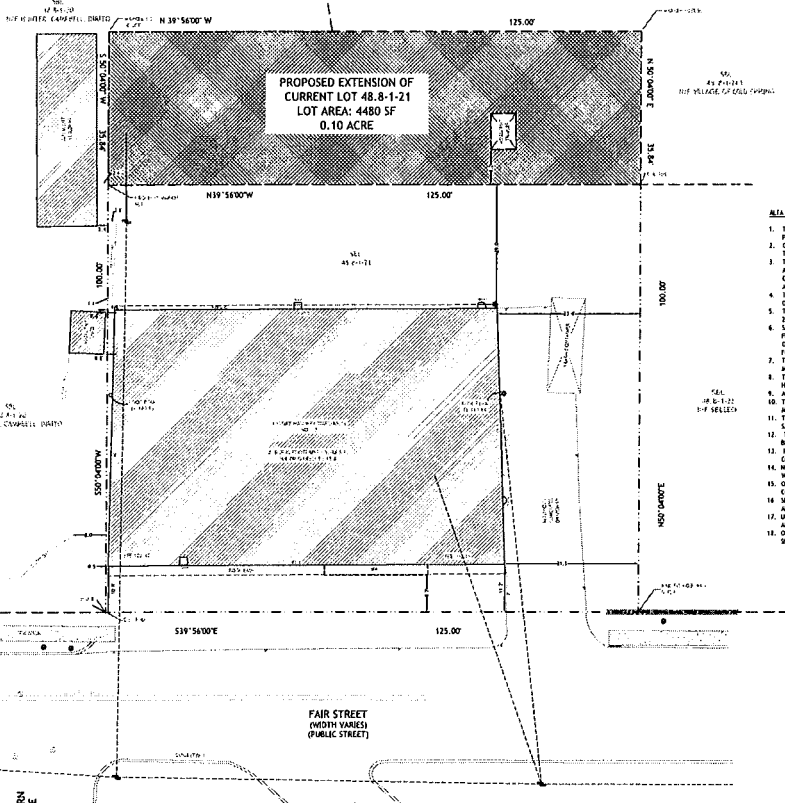
BEGINNING AT A POINT ON THE WESTERN LINE OF FAIR STREET, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE HEREBY DESCRIBED PREMISES AND THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF ORIGIN BEARING THERE WESTERLY, SOUTH 86° 58' 00" WEST 100.00 FEET, TO A POINT IN THE EASTERN LINE OF LANDS NOW OR FORMERLY OF THE VILLAGE OF COLD SPRING, NORTH BY 50° 00' WEST 125.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF BELLEVILLE, THENCE EASTERLY ALONG LANDS NOW OR FORMERLY OF BELLEVILLE, NORTH BY 80° 00' 00" WEST 100.00 FEET TO THE WESTERN SIDE OF FAIR STREET, THENCE SOUTHWEST ALONG THE WESTERN SIDE OF FAIR STREET, SOUTH 33° 56' 00" WEST 135.00 FEET TO THE POINT OR PLACE OF BEGINNING.

**CERTIFIED TO:**  
MARK C. SARGENT  
CAPRILOW CAPITAL, ITS SUCCESSORS AND/OR ASSOCI, AS THEIR INTERESTS MAY APPEAR;  
CHICAGO TITLE INSURANCE COMPANY;  
CTA ABSTRACT COMP;  
ROBERT CASH - CO;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 10th ANNUAL STANDARD DETAIL REQUIREMENTS FOR ALTA/ALPS LAND TITLE SURVEYS, ADOPTE AND ADOPTED BY ALTA AND ALPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. THIS WORK WAS COMPLETED ON SEPTEMBER 24, 2019.

DATE OF MAP OR PLAN: SEPTEMBER 24, 2019

<b>JOHN W. McCORD, Sr.</b>	DATE: 09/24/2019	ALTA/ALPS LAND TITLE SURVEY PLAN
PROFESSIONAL LAND SURVEYOR	DATE: 09/24/2019	PREPARED FOR
NEW YORK LICENSE NO. 60864	DATE: 09/24/2019	37 FAIR STREET
DATE OF EXPIRATION: 09/24/2024	DATE: 09/24/2019	- SECTION 48.8 -
THE WEST COUNTY OF NEW YORK, PUTNAM COUNTY, NEW YORK	DATE: 09/24/2019	- BLOCK 1 - LOT 21 -
	DATE: 09/24/2019	SITUATED IN THE
	DATE: 09/24/2019	VILLAGE OF COLD SPRING,
	DATE: 09/24/2019	TOWN OF PUTNAMTOWN,
	DATE: 09/24/2019	PUTNAM COUNTY, NEW YORK



**PROPOSED EXTENSION OF  
CURRENT LOT 48.8-1-21  
LOT AREA: 4480 SF  
0.10 ACRE**

**ALTA NOTES:**

1. THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES.
2. GAS & ELECTRIC UTILITIES SERVING THE PREMISES ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD & THAT EXCEPT AS SHOWN THERE ARE NO OTHER EASEMENTS OR RIGHTS OF WAY ACROSS THE SAID PREMISES.
3. THAT THE PROPERTY DESCRIBED HEREIN IS THE SAME AS THE PROPERTY DESCRIBED IN A COGNATE FROM CTI ABSTRACT COMP AS AGENT FOR COLD SPRING TITLE INSURANCE COMPANY COMMITMENT NO. 218118 DATED 08-10-2018 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS, REFERENCED BY SAID TITLE COMMITMENT, OR EASEMENTS WHICH THE UNDERGRABER HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE CURRENT PROPERTY.
4. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY.
5. THERE ARE PUBLIC EMBANKMENTS ON THE SUBJECT PROPERTY BEING A MASONRY STONE WALL EXTENDING ONTO LOT 21 FROM LOT 22 & NO EMBANKMENTS ONTO ADJOINING PROPERTIES.
6. SAID PROPERTY IS LOCATED BY GRADING PLATS IN ONE WITHIN AN AREA HAVING A ZONE DESIGNATION "ZONE 2" AREAS OF ANNUAL FLOOD HAZARD ON FLOOD INSURANCE RATE MAP NO. 54870C02E NUMBER 54870C WITH A DATE OF IDENTIFICATION OF HAZARD IN 2015 FOR THE VILLAGE OF COLD SPRING, PUTNAM COUNTY, NY, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COUNTY IN WHICH SAID PREMISES IS SITUATED.
7. THE PROPERTY HAS ACCESS TO FAIR STREET WHICH IS A DEDICATED PUBLIC HIGHWAY ACCESS MAY BE LIMITED BY STATE, COUNTY & MUNICIPAL REGULATIONS.
8. THERE ARE 8 REGULAR TYPED PARKING SPACES AND 8 HANDICAPPED PARKING SPACES OUTDOORS ON THE SAID LOT SHOWN HEREON.
9. ALTA TAKES A FIRM A CLEARPOINT SERVICES IS NOT IN RECEIPT OF A ZONING REPORT.
10. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
11. THERE IS NO OBSERVED EVIDENCE ANY CHANGES IN STREET RIGHT OF WAY LINES, UTILITY USE AS A SOLID WASTE DUMP, SLUMP OR SLOTTED SHOULDER AND CENTERLINE'S BUREAU RECORDS.
12. THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND.
13. PROPERTY SUBJECT TO DOCUMENTS OF RECORD, NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF N.Y. AS TOWNLANDS.
14. NO RESPONSIBILITY OR LIABILITY IS ASSIGNED BY THE LAND SURVEYOR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, WHETHER DIRECTLY OR INDIRECTLY, FOR ANY MISTAKE SET FORTH IN A SURVEY ADVISORY.
15. ONLY COMES FROM THE ORIGINAL SURVEY MADE WITH AN ORIGINAL PROFESSIONAL LAND SURVEYORS ENDOUSED SEAL, SHALL BE CONSIDERED VALID CORNER.
16. SIGNATURE AND ENDOUSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.Y. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
17. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYORS SEAL IS ILLEGAL AND PUNISHABLE BY LAW.
18. OBJECTS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES (E. BUILDINGS, WELLS, FENCES, ETC.).

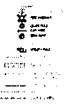
**RECORD DESCRIPTION PER TITLE COMMITMENT 218118 DATED APRIL 4 2018:**  
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE VILLAGE OF COLD SPRING, TOWN OF PHILIPSTOWN, COUNTY OF PUTNAM AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WESTERN SIDE OF FAIR STREET, SAID POINT BEING THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED PREMISES AND THE NORTHEASTLY CORNER OF LANDS AND/OR EMBANKMENT OF CORTLAND TURNING THENCE WESTERLY SOUTH 89° 06' 00" WEST 100.00 FEET, TO A POINT IN THE EASTERN LINE OF LANDS NOW OR FORMERLY OF THE VILLAGE OF COLD SPRING, NORTH 19° 56' 00" WEST 145.00 FEET TO A POINT IN THE SOUTHERN LINE OF LANDS NOW OR FORMERLY OF BELLELS; THENCE EASTERLY ALONG LANDS NOW OR FORMERLY BELLELS, NORTH 04° 00' EAST 100.00 FEET TO THE WESTERN SIDE OF FAIR STREET; THENCE SOUTHERLY ALONG THE WESTERN SIDE OF FAIR STREET, SOUTH 33° 54' 00" WEST 115.00 FEET TO THE POINT OR PLACE OF BEGINNING.

**CERTIFIED TO:**  
ANNA STUBBS LLC (OWNER);  
LAW OF DEVELOPMENT CORP (DEVELOPER);  
CASHFLOW CAPITAL ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR;  
COLD SPRING TITLE INSURANCE COMPANY;  
CTI ABSTRACT COMP;  
ROBERT GREEN, ESQ.

**THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD ORAL REQUIREMENTS FOR ALTA SURVEYS, LAND TITLE SURVEYS, ADJUSTED AND ADOPTED BY ALTA AND NYSES, AND BY LOCAL ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 8B, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 AND 21 OF THE VILLAGE OF COLD SPRING, PUTNAM COUNTY, NEW YORK, COMPLETED ON SEPTEMBER 28, 2019.**

**DATE OF MAP OR PLAT: SEPTEMBER 28, 2019**

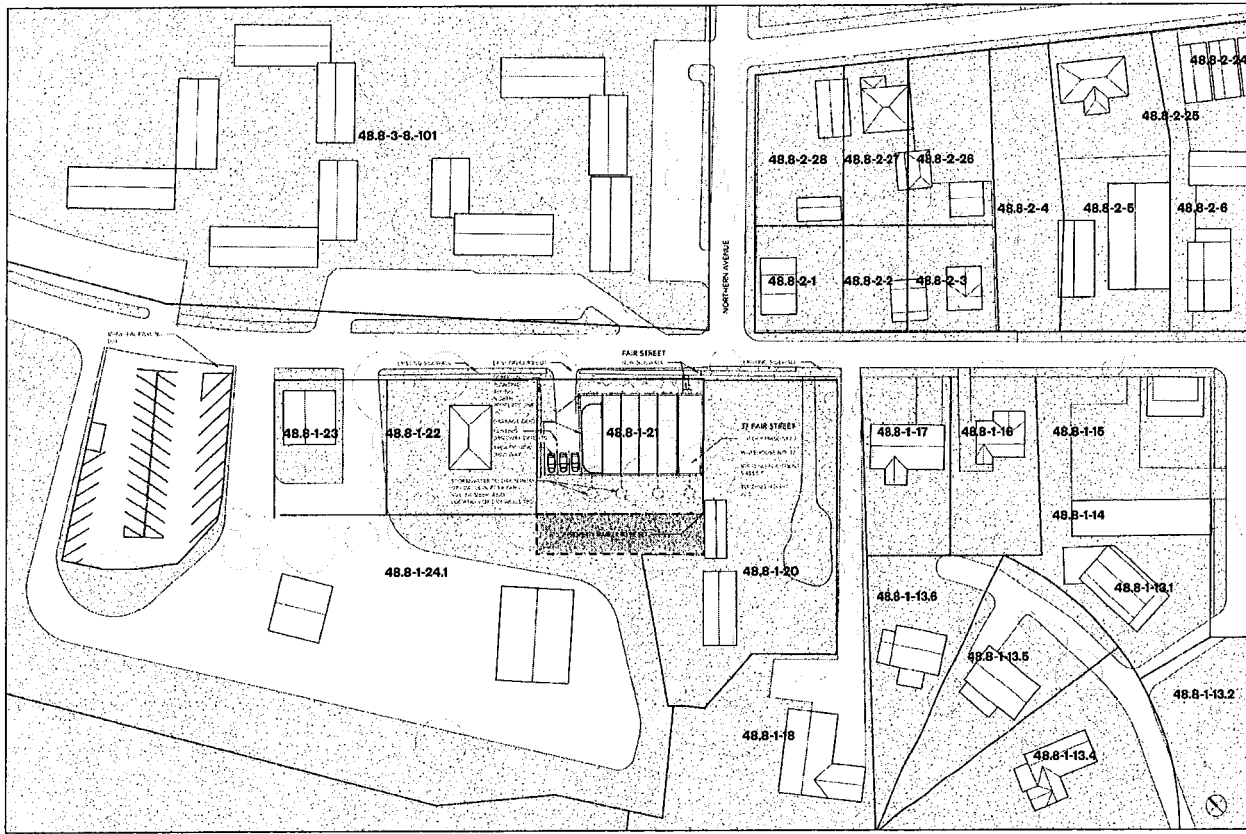
BY: JOHN W. MCCORD, Sr.	DATE: 09/28/19	ALTA/ACR/LAND TITLE SURVEY PLAT NUMBER FOR: 37 FAIR STREET - SECTION 48.8 - BLOCK 1 - LOT 21 - WITHIN THE VILLAGE OF COLD SPRING, TOWN OF PHILIPSTOWN, PUTNAM COUNTY, NEW YORK
PROFESSIONAL LAND SURVEYOR NEW YORK LICENSE NO. 000804	SCALE: 1" = 40'	
CERTIFICATE OF AUTHORIZATION NO. 00000000000000000000	NO. OF SHEETS: 1	
THE CITY COUNTY OR STATE WHERE THIS SURVEY WAS MADE: PUTNAM COUNTY, NEW YORK		



CROSS STREET

NORTHERN AVENUE

FAIR STREET (WIDTH VARIES) (PUBLIC STREET)



P R  
O

DATE: July, 18, 2022  
 TO: Village of Cold Spring  
 FROM: Nina Abney & PFD  
 SCALE: 1/32" = 1'-0"

NINA CHAMEL ABNEY STUDIO  
 37 Fair Street  
 Haverhill, MA 01830

**SK-011**

## VCS Clerk

---

**From:** Drena Fagen <drena@verizon.net>  
**Sent:** Thursday, July 21, 2022 5:00 PM  
**To:** VCS Clerk  
**Subject:** Date request: 5th Annual Church Street block party

Hello Jeff,

It's that time of year again! The residents of Church Street are hoping we can once again, for our 5th year, get approval to close our street for a block party.

Just like last year, we are looking at the day after Community Day.

Requesting:

### **Church Street Block Party**

**Sunday, September 4, 2022. 11am - 9pm**

Request to close street to all car traffic.

Request for No parking signs to be posted.

Residents without driveways will move their cars off-street as we have in previous years.

Thanks,  
Drena Fagen  
19 Church Street

# APPLICATION FOR NON-TICKETED USE OF MAYOR'S PARK FIELDS, MAYOR'S PARK PAVILION, MCCONVILLE PARK, OR BANDSTAND

Applicant: Ryan Quinn  
 Sponsoring Organization: Birthday Party (5 Year)  
 Address: 24 Ferns Dr, Garrison Email: arcaloon@gmail.com  
 Phone: \_\_\_\_\_ Cell: (845) 519-8771

Please check if applicable:

Cold Spring Village Resident  Philipstown Resident  501(c)(3) Org.\*  
*\*If 501(c)(3) organization, attach proof (EIN, certificate of incorporation, parent organization verification, or IRS tax exemption certificate)*

Site(s) Requested: Mayor's Park Pavilion  
 (Mayor's Park Fields, Mayor's Park Pavilion, McConville Park, Bandstand)

Date(s) of Event: August 13th 2022 Start Time: 1:00pm End Time: 5:00pm  
 All locations open at 8AM and close at 9PM. The facilities are carry-in and carry-out.  
 All clean up must be completed by the end of each event day (9PM).

Additional Date(s) and Time(s) for Set-Up and Break-Down: 12:30pm 5:30pm

Estimated Attendance: 30-40  
 (Mayor's Park Fields with Pavilion - maximum 1,500 occupants)

Will there be Amplified Sound? \_\_\_\_\_ Yes  No

Will there be a tent or canopy? \_\_\_\_\_ Yes  No  
 Size: \_\_\_\_\_ (Square Feet) Location: \_\_\_\_\_

RECEIVED  
  
 JUN 21 2022  
  
 Village of Cold Spring

PAID  
  
 JUN 21 2022  
  
 Village of Cold Spring

✓ CK  
470  
\$200.00  
100/100  
Def

The undersigned is over 21 years of age and has read this form and all included information and agrees to comply with them. Individual or Organization Representative does hereby agree to be responsible to the Village of Cold Spring for the care and use of the facilities. I, on behalf of \_\_\_\_\_, do/does hereby agree to indemnify and hold harmless the Village of Cold Spring from any and all claims, suits, or demands and any expenses incurred by said Village for investigation, legal fees, or otherwise, which arise out of or are connected with the Village facility applied for herein and said Village shall be held harmless and indemnified regardless of whether the acts are the fault of the Applicant or the Village.

I, Ryan Quinn, and/or the organization I represent, \_\_\_\_\_, agree to pay for any and all damages to equipment or property of the Village of Cold Spring by said organizations, members, guests, or visitors.

Signature (Individual or Organization Representative)  
[Signature]  
Date 6/21/22

\*\*\*\*\*THE FOLLOWING TO BE COMPLETED BY THE VILLAGE OF COLD SPRING\*\*\*\*\*

Approval by Recreation Commission: Date 7/20/22 By [Signature]

Notes: Security deposit of \$200 required.  
inflatable - village listed as additional insured.

Approval by Village Board: Date \_\_\_\_\_ By \_\_\_\_\_

Village Board to check appropriate Notations for Recreation Commission distribution:

- \_\_\_\_\_ Village of Cold Spring Police
- \_\_\_\_\_ Village of Cold Spring Highway Department
- \_\_\_\_\_ Village of Cold Spring Fire Department
- \_\_\_\_\_ Philipstown Ambulance Corps





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

**RESOLUTION #23-2022**  
**APPROVING THE RENEWAL OF GENERAL LIABILITY INSURANCE**

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

**WHEREAS**, the renewal of the Village of Cold Spring's General Liability Insurance is due August 1, 2022; and

**WHEREAS**, the Village has received a proposal from the New York Municipal Insurance Reciprocal; and

**WHEREAS**, the Premium for the renewal is \$111,903.68.

**NOW THEREFORE**, it is hereby:

**RESOLVED**, that the Village of Cold Spring renews the General Liability Insurance policy through New York Municipal Insurance Reciprocal; and be it further

**RESOLVED**, that the Village Clerk is authorized and instructed to execute the Plan's documents on behalf of the Village of Cold Spring.

On roll call vote:

Trustee Laura Bozzi:  
Trustee Cathryn Fadde voted:  
Trustee Eliza Starbuck voted:  
Trustee Tweeps Phillips Woods voted:  
Mayor Kathleen E. Foley voted:

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

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

\_\_\_\_\_  
Date

**PREMIUM SUMMARY**

Policy Term: 08/01/22 - 08/01/23

**Premiums**

Line of Business	Insurance Company	Expiring Premiums	Renewal Premiums
Package	NYMIR	\$59,643.10	\$59,785.00
Property	NYMIR	Included	Included
General Liability	NYMIR	Included	Included
Boiler & Machinery	NYMIR	Included	Included
Crime	NYMIR	Included	Included
Cyber	NYMIR	Included	\$2,976.60
Equipment Floater	NYMIR	\$1,741.00	\$1,692.90
Owners & Contractors	NYMIR	\$275.00	\$275.00
Business Auto	NYMIR	\$11,118.00	\$11,237.60
Public Official Liability	NYMIR	\$10,728.30	\$11,713.90
Law Enforcement Liability	NYMIR	\$9,278.50	\$10,179.40
Excess Liability	NYMIR	\$12,699.50	\$13,891.90
<b>Sub-Total Premiums:</b>		<b>\$105,483.40</b>	<b>\$111,752.30</b>

NY Fire Fee	\$37.69	\$41.38
Motor Vehicle Enforcement Fee	\$130.00	\$110.00
<b>Total Premiums:</b>	<b>\$105,651.09</b>	<b>\$111,903.68</b>

**Disclaimer**

The insurance proposal is prepared based on data furnished by you for our review. It is not to be construed as an exact or complete analysis of the policies or is legal evidence of insurance. It is only a brief outline of your insurance coverage and is for information purposes only. In the event of a difference, the provisions of the policy will prevail. Please read your policy carefully for a thorough understanding of all terms, conditions and exclusions.



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

**Village of Cold Spring Board of Trustees  
Meeting Minutes  
April 27, 2022**

The Board of Trustees of the Village of Cold Spring held a Meeting on Wednesday April 27, 2022 via Videoconference as per Chapter 1 of the NY State Local Laws of 2022. Present were Mayor Kathleen E. Foley, Trustees Tweeps Phillips Woods, Cathryn Fadde and Eliza Starbuck. Trustee Joe Curto was absent. The meeting was called to order at 7:02 p.m.

K. Foley thanked everyone for being present. K. Foley noted the Meeting tonight would include a Presentation, Public Comment on the Presentation and then move on to other scheduled Agenda topics, followed by Board Business.

**Presentation: Granicus Short-Term Rental Monitoring, Compliance and Enforcement Software**

K. Foley welcomed Kester Bonsu from Granicus, a Short-Term Rental Monitoring, Compliance and Enforcement Software company. K. Foley stated the Board believes the software is a tool the Village can utilize and has been included in the FY 2022-23 Budget.

K. Bonsu thanked everyone the Board for the opportunity to talk about host compliance and the role of it can play in driving appropriate short-term rentals (STRs) compliance. A PowerPoint presentation was shared with participants.

K. Bonsu stated that over the course of the last few years, STRs have increased exponentially since their inception in 2011, while hotel occupancy has declined sharply. The growth of STRs in local communities since COVID has caused friction in smaller communities unprepared for this growth. Although the existence of STRs encourages tourism and travel, and can provide a valuable asset to the community, the rentals become problematic for long term or permanent residents within the community, when the growth of STRs is not matched by regulation. Available data shows only ten percent (10 %) of STR providers comply with local ordinances.

K. Bonsu described some common problems for a community with STRs that are not appropriately managed:

- Lost economic opportunities;
- Diminished neighborhood character caused by actions of poor STR guests or hosts;

- Impact on housing affordability – individual investors realizing a 20% to 30% increase in revenue by opening a STR as opposed to long term rental;
- Wasted time and money for the community.

K. Bonsu noted that the Village has made efforts to have better interactions with STR community but the ideal goal is to maximize compliance and facilitate Code enforcement. Having separate platforms for STRs, VRBOs etc. makes is time consuming and difficult to identify the rentals and monitor compliance. K. Bonsu reported that based upon the last scan, there are thirty-five (35) active STRs in the community. The Host Compliance products are meant to address the most common issues surrounding STRs from either resident or municipal management perspective as it relates to STRs.

Using the below listed Program tools provides the ability to better identify STR addresses, track properties as they come online, provide compliance information to STR providers, and encourages general compliance:

- Compliance monitoring;
- Permitting and Registration;
- Tax Collection;
- Rental Activity;
- Consulting Services;
- 24/7 Hotline for residents to report and resolve STR incidents in real time.

K. Bonsu invited questions and/or comments from the Board or community members.

#### **Board Comment**

K. Foley thanked Trustees Starbuck and Fadde for bringing this forward to the Board as a concept. K. Foley confirmed with K. Bonsu that the program has been adopted by Dutchess County, but not Putnam County.

E. Starbuck asked K. Bonsu to expand on how addresses are assigned and verified. K. Bonsu described the algorithm and data bases utilized in the process. The results populate the dashboards utilized and are updated on a regular basis. The Village could maintain all STR activity at that address, as well as aggregate data for all properties on the system, providing information on the STR - how it is listed (owner occupied, vacant) and whether or not the listing is compliant with Village practices.

K. Foley commented that this would be a tremendous improvement over the manual management currently used by the Village. She further noted that implementation of the program will provide the Village with baseline data that could be used in changing or updating the current Code.

K. Foley asked about the price structure. K. Bonsu stated the price is fixed for one year and based upon number of units identified in the initial search.

- Address identification = \$2,500.00 annually
- 24/7 hotline = \$600.00 annually
- Compliance monitoring = \$1,200. annually

## **Public Comment**

Phil Heffernan commented that the program seems premature, expensive, offensive and intrusive. Granicus was developed for metropolitan areas not for a smaller community.

K. Bonsu noted that Granicus services both large and small municipalities. K. Bonsu reiterated data showing only 10% of STR providers voluntarily comply with ordinances. This leaves the local government to do the work of filling the gap to achieve 100% compliance.

E. Starbuck confirmed with K. Bonsu that all information to be gathered on STRs is public information, accessible to anyone conducting a search of public records.

K. Foley thanked K. Bonsu for his Presentation to the Board. Trustees Fadde and Starbuck will stay in touch with K. Bonsu as the primary contacts. K. Foley noted the next step would be for the Board to take a vote to acquire the software.

K. Foley further noted that the Board is preparing a draft of revisions to the Code re: STRs, which will be provided to the public and will be subject to a public hearing.

## **Opportunity to Request Vote to Add/Modify Agenda Items**

At K. Foley's request, order of Agenda Items #9 and #10 were switched without objection.

## **Announcements**

K. Foley noted Trustee Curto was not present but prepared a statement regarding the Village budget and will be read into the record (see attached).

K. Foley noted yard waste pick up is scheduled for 4/28 and must be in paper bags. Sticks should be bundled into two-foot lengths. In response to voiced concerns, K. Foley clarified that yard waste and garbage are picked up together but are separated at the Royal Carting transfer station.

Regarding garbage and recycling containers, size swaps and non-deliveries are being addressed and resolved.

## **Resolutions 8, 9 & 10 of 2022 Adopting FY 2022-23 Budgets**

***Resolution 08-2022 General Fund Budget*** (attached) was offered for adoption by T. Woods and seconded by C. Fadde. Statement prepared by Trustee Joe Curto (absent) in favor of the FY 2022-2023 was read into the record by K. Foley (see attached). Upon roll call vote the resolution passed by a vote of 4-0-0-1 (J. Curto absent).

***Resolution 09-2022 Water Fund Budget*** (attached) was offered by C. Fadde for adoption and seconded by E. Starbuck. Upon roll call vote the resolution passed by a vote of 4-0-0-1 (J. Curto absent).

***Resolution 10-2022 Sewer Fund Budget*** (attached) was offered for adoption by E. Starbuck and seconded by C. Fadde. Upon roll call vote the resolution passed by a vote of 4-0-0-1 (J. Curto absent).

## **Authorize Mayor to Sign Agreements with:**

- a) *Cold Spring Film Society*. K. Foley noted tentative dates for film viewing at Dockside are June 25, July 9, July 23 August 6, and August 20. The Village provides liability insurance. E. Starbuck

made a motion to authorize Mayor to sign the Memorandum of Understanding. The motion was seconded by C. Fadde and passed by a vote of 4-0-0-1 (J. Curto absent).

- b) *Town of Philipstown for Code Enforcement Services*. K. Foley noted that Philipstown CEO Greg Wunner has been providing Building Inspector and Code Enforcement support for the Village following the resignation of Charlotte Mountain. The Philipstown Town Board approved the intermunicipal agreement on April 20, 2022 and it will operate on a month-by-month basis. C. Fadde made a motion to authorize Mayor to sign the Agreement. The motion was seconded by E. Starbuck and passed by a vote of 4-0-0-1 (J. Curto absent).
- c) *Munistat (Bond Issuance)*. T. Woods made a motion to authorize Mayor to sign the Annual Agreement. The motion was seconded by E. Starbuck and passed by a vote of 4-0-0-1 (J. Curto absent).
- d) *EFPR Group (Auditors)*. T. Woods made a motion to authorize Mayor to sign the Engagement Agreement. The motion was seconded by C. Fadde and passed by a vote of 4-0-0-1 (J. Curto absent).

K. Foley noted all Agreements are available for viewing on the Village website.

**Approve Hiring of T. Hopper as P/T Laborer at a rate of \$19/hour**

T. Hopper has been engaged by the Village for restroom maintenance Visitors Center, twice on Saturdays and midday on Sundays, permitting the bathrooms to be open seven (7) days a week. K. Foley made a motion to hire T. Hopper for the position. C. Fadde seconded the motion and it passed 4-0-0-1 (J. Curto absent).

**Resolution 11-2022 Approving Parking Agreement for 40 Main Street** (attached). The Resolution was offered for adoption by E. Starbuck and seconded by C. Fadde.

K. Foley noted the Parking Agreement (attached to the Resolution) is part of the process that began with the prior Administration. K. Foley stated that the Parking Agreement allows the Village to monetize and create revenue from an under-utilized space (Fair Street parking lot and Mayor's Park). The increased revenue of \$25,000.00 per year represents a significant bump to offset impacts, and benefit to the Village from people working and spending on Main Street. K. Foley commended the former Planning Board Chair Matt Francisco for the creative initial proposal and fine planning.

Upon roll call vote the resolution passed by a vote of 4-0-0-1 (J. Curto absent).

K. Foley noted this is not an exclusive agreement. The property owner can use these spaces if they are available. The public is not excluded from these spaces and parking placards will be issued. The Parking Agreement will now return to the Planning Board for consideration as a part of their final site plan deliberations.

**Resolution 13-2022 Authorizing Mayor to Execute Transfer of Property Documents** (attached) in connection with a Settlement Agreement previously approved by the Board of Trustees on July 6, 2021, arising out of a lawsuit filed by William P. McComish, captioned *William P. McComish v Al Zgolinski, et al.* (United States District Court for the S.D.N.Y., Case No. 7:21-cv-00491).

K. Foley stated that the previous Board of Trustees agreed to sell a small triangular piece of property at 29-31 Rock Street to Mr. McComish. Paperwork to close out the matter was not put forth by the Village Attorney and needed to be completed.

K. Foley made a motion to declare the Board of Trustees to be the Lead Agency under SEQRA. C. Fadde seconded the motion and it passed 4-0-0-1 (J. Curto absent).

K. Foley conducted a SEQRA review using the Short Form EAF:

- Part 1 - Project Description completed by Village Attorney and read into the record;
- Part 2 - Impact Assessment questions 1-11 read into the record and answered "No."
- Part 3 - Determination of Significance.
  - Upon those findings, the Board determined there is no adverse impact, K. Foley proposed that this is an "unlisted action" under SEQRA. C. Fadde seconded that proposal and it passed 4-0-0-1 (J. Curto absent).
  - K. Foley proposed the Board of Trustees make a Negative Declaration of impact. C. Fadde seconded the proposal and it passed 4-0-0-1 (J. Curto absent).

Resolution 13-2022 Authorizing Mayor to Execute Transfer of Property Documents was offered for adoption by T. Woods and seconded by C. Fadde. Upon roll call vote the resolution passed by a vote of 4-0-0-1 (J. Curto absent).

**Resolution 12-2022 Request to the MTA for the Continued Closure of the Breakneck Mountain Trailhead Train Stop** (attached) was offered for adoption by K. Foley and seconded by T. Woods.

K. Foley stated that the Board, as a show of concern and support for first responders who are repeatedly addressing rescues on the mountain, to request by Resolution, that Metro-North continue the closure of the Breakneck Mountain Trailhead Train Stop until the end of May, until more infrastructure is in place to accept more people at that stop. The Board recognizes that this will result in more people walking from Cold Spring to the Trailhead. K. Foley noted that the Town Board of Philipstown passed a similar Resolution last week. A meeting will be held on May 2, 2002 to discuss State staffing of the trail. The Resolution has the support of the Village Fire Company and the Village Officer- in-Charge.

Upon roll call vote, the resolution passed by a vote of 4-0-0-1 (J. Curto absent).

**Request for Community Day Volunteers & Approve Taking Out Ads in PCNR & The Current**

Jill Golden and Kathy Lim have agreed to volunteer for Community Day. The Board approved advertising in the PCNR and the Current seeking volunteers for the Community Day event.

**Update on Ad-Hoc Committee on Police Reform**

K. Foley reported that Chairman Ed Curley has stepped down. Committee Member Victor Burgos has agreed to step in as Chair. The Committee is reviewing community surveys and preparing

recommendations for the Trustees and also working their way through draft policies that OIC Larry Burke has prepared. Committee's goal is to provide recommendations by the end of June and will notify the Board if the timeline requires amendment. In response to E. Starbuck's question, K. Foley stated the Committee is doing survey recommendations and does not know how the Committee will break up survey recommendations. E. Starbuck stated she preferred that smaller chunks of information along the way would be more helpful. K. Foley agreed.

**Approve Request by Montessori School to Use Bandstand (April 29, 2022) (attached)**

K. Foley noted the activities are to celebrate Earth Day from 10:15 to 10:45 a.m. K. Foley made a motion to waive the fees. C. Fadde seconded the motion and it passed 4-0-0-1 (J. Curto absent).

**Public Comment**

M. Francisco asked for clarification of the \$25,000 annual fee was calculated. He remarked that it was sixty percent (60%) below the meter rate. K. Foley replied that the parties began with a straight hourly rate of forty-nine thousand (\$49,000) dollars. VBOT looked at a twenty percent (20%) discount. Middle round reached was \$25,000. M. Francisco calculated the amount as sixty-two thousand four hundred dollars (\$62,400.00) for 20 (twenty) spaces for four (4) days for fifty-two (52) weeks. K. Foley stated that comparables were done with (1) the monthly rate for the lot on Main Street for Ming Moon, and (2) comparables for Hudson House, though recognizing that the spaces for Hudson House are further down Main Street than Ming Moon.

There was no further public comment.

**Adjournment**

K. Foley made a motion to adjourn the meeting. C. Fadde seconded the motion and it passed by a vote of 4-0-0-1 (J. Curto absent). Meeting adjourned at 8:17 p.m.

Submitted by: K. Herbert

---

Jeff Vidakovich, Village Clerk

Date



## RESOLUTION 08-2022 GENERAL FUND BUDGET

A resolution adopting a General Fund budget for the fiscal year commencing on June 1, 2022 and ending on May 31, 2023, making appropriations for the conduct of the Village of Cold Spring government and establishing the rates of compensation for officers and employees for such period.

The following resolution was offered by Trustee Tweeps Phillips Woods for adoption and seconded by Tryste Cathryn Fadde, to wit:

**WHEREAS**, this board has met at the time and place specified in the notice of public hearing on the tentative General Fund budget and heard all persons desiring to be heard thereon,

**NOW THEREFORE BE IT RESOLVED**, that the tentative General Fund budget, as amended and revised, and as hereinafter set forth in the amount \$2,846,538, is hereby adopted and that the several amounts stated in the column titled "Tentative" in the tentative General Fund budget, but hereafter referred to as "Adopted", in Schedule A, are hereby appropriated for the objects and purposes specified and the salaries and wages stated in the salary schedule of the tentative General Fund budget shall be and are hereby fixed at the amounts shown therein, effective Wednesday, April 27, 2022; and

**FURTHER BE IT RESOLVED**, that the tentative Fireman's Service Award Tax Levy, as amended and revised, and as hereinafter set forth, in the amount of \$35,000, is hereby adopted and the amounts stated are hereby appropriated for the object and purpose specified, and are hereby fixed at the amount shown therein, effective Wednesday, April 27, 2022.

On roll call vote:

Trustee Joe Curto voting	Absent
Trustee Cathryn Fadde voting	Aye
Trustee Eliza Starbuck voting	Aye
Trustee Tweeps Phillips Woods voting	Aye
Mayor Kathleen E. Foley voting	Aye

Resolution 08-2022 officially adopted on April 27, 2022 by a vote of 4-0-0-1.

## RESOLUTION 09-2022 WATER FUND BUDGET

A resolution adopting a Water Fund budget for the fiscal year commencing on June 1, 2022 and ending on May 31, 2023, making appropriations for the conduct of the Village of Cold Spring government and establishing the rates of compensation for officers and employees for such period.

The following resolution was offered by Trustee Cathryn Fadde for adoption and seconded by Trustee Eliza Starbuck, to wit:

**WHEREAS**, this board has met at the time and place specified in the notice of public hearing on the tentative Water Fund budget and heard all persons desiring to be heard thereon,

**NOW THEREFORE BE IT RESOLVED**, that the tentative Water Fund budget as hereinafter set forth, in the amount of \$836,171 is hereby adopted and that the several amounts stated in the column titled

“Tentative” in the tentative Water Fund budget, but hereafter referred to as “Adopted”, in Schedule F, are hereby appropriated for the objects and purposes specified and the salaries and wages stated in the salary schedule of the tentative Water Fund budget shall be and are hereby fixed at the amounts shown therein effective Wednesday, April 27, 2022.

On roll call vote:

Trustee Joe Curto voting	Absent
Trustee Cathryn Fadde voting	Aye
Trustee Eliza Starbuck voting	Aye
Trustee Tweeps Phillips Woods voting	Aye
Mayor Kathleen E. Foley voting	Aye

Resolution 09-2022 officially adopted on April 27, 2022 by a vote of 4-0-0-1.

### **RESOLUTION 10-2022 SEWER FUND BUDGET**

A resolution adopting a Sewer Fund budget for the fiscal year commencing on June 1, 2022 and ending on May 31, 2023, making appropriations for the conduct of the Village of Cold Spring government and establishing the rates of compensation for officers and employees for such period.

The following resolution was offered by Trustee Eliza Starbuck for adoption and seconded by Trustee Cathryn Fadde, to wit:

WHEREAS, this board has met at the time and place specified in the notice of public hearing on the tentative Sewer Fund budget and heard all persons desiring to be heard thereon,

NOW THEREFORE BE IT RESOLVED, that the tentative Sewer Fund budget, as hereinafter set forth in the amount of \$609,759 is hereby adopted and that the several amounts stated in the column titled “Tentative” in the tentative Sewer Fund budget, but hereafter referred to as “Adopted”, in Schedule G are hereby appropriated for the objects and purposes specified and the salaries and wages stated in the salary schedule of the tentative Sewer Fund budget shall be and are hereby fixed at the amounts shown therein effective Tuesday, April 27, 2022.

On roll call vote:

Trustee Joe Curto voting	Absent
Trustee Cathryn Fadde voting	Aye
Trustee Eliza Starbuck voting	Aye
Trustee Tweeps Phillips Woods voting	Aye
Mayor Kathleen E. Foley voting	Aye

Resolution 10-2022 officially adopted on April 27, 2022 by a vote of 4-0-0-1.

Resolution No.: 11 of 2022  
**THE VILLAGE OF COLD SPRING**

<b>Roll Call Vote</b>				
Names	Ayes	Noes	Abstain	Absent
<i>Mayor</i> <b>Kathleen E. Foley</b>	<b>X</b>			
<i>Deputy Mayor</i> <b>Tweeps Phillips Woods</b>	<b>X</b>			
<i>Trustee</i> <b>Eliza Starbuck</b>	<b>X</b>			
<i>Trustee</i> <b>Cathryn Fadde</b>	<b>X</b>			
<i>Trustee</i> <b>Joe Curto</b>				<b>X</b>
<b>TOTAL</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>1</b>

The following was presented

By: Trustee Eliza Starbuck

Seconded by: Trustee Cathryn Fadde

Date of Adoption: April 27, 2022

**RESOLUTION OF THE VILLAGE BOARD OF TRUSTEES OF THE  
 VILLAGE OF COLD SPRING AUTHORIZING THE MAYOR TO EXECUTE  
 A PARKING EASEMENT AGREEMENT FOR 40 MAIN STREET**

**WHEREAS**, 40 Main Street CS, LLC (the “Applicant”) owns property located at 40 Main Street, Cold Spring, New York with a Putnam County tax map identification number of Section 48.12, Lot 2, Block 4 (the “Property”), which is located in the Village’s B-1 zoning district; and

**WHEREAS**, the Applicant applied to the Village of Cold Spring Planning Board for site plan approval to convert the Property from a retail use, to a mixed-use consisting primarily of office space with some retail remaining; and

**WHEREAS**, via Resolution #88-2021 the Village of Cold Spring, Board of Trustees (“VBOT”) approved a payment of fees in lieu of providing off-street parking resulting from the change of use at 40 Main Street; and

**WHEREAS**, pursuant to Resolution #88-2021, as part of potentially granting the parking waiver under Section 134-18.E(7) of the Village’s Zoning Code for the thirty (37) off-street parking spaces required for the office aspect of the project, the VBOT would consider a parking easement agreement with the Applicant, wherein the Applicant will agree to pay a per-space fee to the Village for use of the Fair Street/Mayor’s Park municipal parking lots during the days on Monday to Thursday; and

**WHEREAS**, the VBOT’s decision on potentially applying the waiver provision for the off-street parking spaces related to the proposed office use was contingent on negotiating a parking easement agreement between the VBOT and the Applicant; and

**WHEREAS**, the VBOT and the Applicant have negotiated such an agreement, which agreement is attached hereto as **EXHIBIT A**; and

**NOW, THEREFORE, IT IS HEREBY:**

**RESOLVED**, that the Village Board hereby authorizes the Mayor to execute the Parking Easement Agreement, in substantially the same form as the attached agreement, 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**

---

Jeffrey Vidakovich, Village Clerk-Treasurer

Date

Resolution No.: 13 of 2022  
**THE VILLAGE OF COLD SPRING**

<b>Roll Call Vote</b>				
Names	Ayes	Noes	Abstain	Absent
<i>Mayor</i> <b>Kathleen E. Foley</b>	<b>X</b>			
<i>Deputy Mayor</i> <b>Tweeps Phillips Woods</b>	<b>X</b>			
<i>Trustee</i> <b>Eliza Starbuck</b>	<b>X</b>			
<i>Trustee</i> <b>Cathryn Fadde</b>	<b>X</b>			
<i>Trustee</i> <b>Joe Curto</b>				<b>X</b>
<b>TOTAL</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>1</b>

The following was presented

By: Trustee Tweeps Phillips Woods

Seconded by: Trustee Cathryn Fadde

Date of Adoption: April 27, 2022

**RESOLUTION OF THE VILLAGE BOARD OF TRUSTEES OF THE  
 VILLAGE OF COLD SPRING AUTHORIZING THE MAYOR TO EXECUTE  
 A DEED PURSUANT TO A SETTLEMENT AGREEMENT PREVIOUSLY  
 APPROVED BY THE BOARD**

**WHEREAS**, The Village of Cold Spring and the Board of Trustees of the Village of Cold Spring, et al. was named as a defendant in a lawsuit filed by William P. McComish, which is captioned *William P. McComish v. Al Zgolinski, et al.*, United States District Court for Southern District New York, Case No.: 7: 21-cv-00491; and

**WHEREAS**, The Village of Cold Spring and the Board of Trustees of the Village of Cold Spring (the “Village”), reached a settlement with Mr. McComish in which the Village has agreed to transfer certain real property, particularly, the existing parking area, driveway area and other property adjoining land owned by Mr. McComish in exchange for the amount of \$6,247.36 (representing \$4.00 per square foot) among other things (the “Settlement Agreement”); and

**WHEREAS**, the Village approved the execution of the Settlement Agreement at its Village Board meeting held on July 6, 2021 (the July 6, 2021 minutes are attached **Exhibit “A”**); and

**WHEREAS**, the subject land to be conveyed by the Village pursuant to the Settlement Agreement consists of approximately 1,561.8397 square feet (hereinafter the “Parcel”); and

**WHEREAS**, the sale of the Parcel will limit the Village’s liability exposure and maintenance responsibilities; and

**WHEREAS**, Mr. McComish has offered to purchase the Parcel for fair and adequate consideration, which offer price was, at the time of the agreement, supported by the Assessor's fair market value; and

**WHEREAS**, the Village has declared the Parcel as surplus and it is not needed for any municipal use as the 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 proposed transfer of the Parcel is an action subject to the State Environmental Quality Review Act ("SEQRA") and the Village Board has determined the transfer 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 transfer of the 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 transfer of the Parcel is pursuant to and in the interest of that certain Settlement Agreement; and

**RESOLVED**, that the Village Board hereby authorizes the Mayor to execute any and all required deeds and transfer documents to effectuate the transfer and the sale of the 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.

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

Dated: April 27, 2022

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

**RESOLUTION 12-2022**  
**IN SUPPORT OF POSTPONING THE OPENING OF THE BREAKNECK RIDGE STATION**

The following resolution was offered by Mayor Kathleen E. Foley for adoption and seconded by Trustee Tweeps Phillips Woods, to wit:

**WHEREAS**, access to Breakneck Mountain and the attendant hiking trails are located partly in the Village of Cold Spring; and

**WHEREAS**, every year emergency services from the Village of Cold Spring are burdened with providing rescue assistance to persons climbing Breakneck Mountain and using said hiking trails; and

**WHEREAS**, the Hudson Highland Fjord Trail will soon be under construction and, when completed, will provide a safer alternative for visitors who are unprepared and/or unable to safely ascend Breakneck Mountain and traverse the mountain trails; and

**WHEREAS**, the Breakneck Ridge station on Metro-North Railroad's Hudson Line is a seasonal train stop (used weekends and holidays) which is a significant entry point for hikers traveling to and from Breakneck Mountain and the local hiking trails; and

**WHEREAS**, it would greatly alleviate the anticipated annual strain on the Village's emergency services if Metro-North Railroad would postpone opening the Breakneck Ridge train station to the public until the Hudson Highland Fjord Trail is closer to being operational.

**NOW, THEREFORE, BE IT RESOLVED** that the Village of Cold Spring thanks Metro-North Railroad for agreeing to postpone opening the Breakneck Ridge station to the public until at least late May; and

**BE IT FURTHER RESOLVED** that the Village of Cold Spring requests that Metro-North Railroad further postpone opening the Breakneck Ridge station to the public until such time as the Hudson Highland Fjord Trail infrastructure at the station and on the trails is at least partially functioning.

On roll call vote:

Trustee Joseph Curto Jr. voted:	Absent
Trustee Cathryn Fadde voted:	Aye
Trustee Eliza Starbuck voted:	Aye
Trustee Tweeps Phillips Woods voted:	Aye
Mayor Kathleen E. Foley voted:	Aye

Resolution officially adopted on April 27, 2022 by a vote of 4-0-0-1.



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

**Village of Cold Spring Board of Trustees Workshop**  
**Meeting Minutes**  
**June 1, 2022**

The Board of Trustees of the Village of Cold Spring held a Meeting on Wednesday June 1, 2022 via Videoconference as per Chapter 1 of the NY State Local Laws of 2022. Present were Mayor Kathleen E. Foley, Trustees Tweeps Phillips Woods (online), Cathryn Fadde, Eliza Starbuck, and Laura Bozzi. The meeting was called to order at 7:02 p.m.

**Opportunity to Request Vote to Add/Modify Agenda Items**

Board Members agreed to table Agenda Items #9 and #10 until next meeting.

**Announcements**

K. Foley announced the following:

- COVID test kits are available at the Village Hall. Lot expires 6/22/2022;
- Leaf pick-up is scheduled for 6/9/2022. Leaves must be in paper bags.

L. Bozzi announced an EV charger is being installed at the Philipstown Town Hall and will be activated on June 2, 2022 at 7:00 p.m.

**Topic: Discussion on Implementation of Parking Committee Recommendations**

K. Foley provided an overview of the history. Prior VBOT approved recommendations made in August 2021 but passed on implementations.

C. Fadde stated that the original Parking Committee made four recommendations:

- Designate the Residential Parking Permit ("RPP");
- App-based metering on Main Street;
- Inform public;
- Ensure public knows of location(s) of free and dedicated parking.

E. Starbuck expressed concern about Main Street residents who cannot participate in the program, and estimated that twenty (20) to thirty (30) residents will lose their parking. E. Starbuck further noted that even a limited roll-out of the residential parking permits will result in fewer spaces for Main Street residents.

K. Foley noted the rules are governed by NYS. The Parking Committee determined the Village could not implement a residential parking program in a business district, however, recognized the concern put forth by E. Starbuck. Discussion followed as to what process may be available to modify that provision



including the filing of a home rule request. Discussion followed regarding possible solutions to the Main Street resident parking issue.

K. Foley recommended that Board members view the past VBOT Meetings to hear the discussions on the topic of Main Street resident parking which ultimately gave shape to the final recommendations of the Parking Committee.

C. Fadde suggested that implementation of app-based metering be further discussed after permits are already in place to see how well it is working. K. Foley asked if there was a consensus on moving forward with the Residential Parking Permits ("RPP"). T. Woods commented that first steps toward progress must be made. Board Members agreed to implementing the recommendations in stages and addressing issues as they arise.

C. Fadde outlined Steps to Implementation:

1. Design permit application
2. Types of Permits
  - a) Home owner vs renter;
  - b) Workers (service permits e.g. Home Health Aides, contractors).
3. Format of Permit
  - a) Hanger vs. Sticker/Decal;
  - b) Decal/hanger for Workers.
4. Signage
  - a) "No Parking" restrictions need to match Chapter 126 Regulations.

K. Foley raised additional issues related to parking:

- Haldane Street – should it be a one-way street and in which direction? What is safest solution?
- Identifying Railroad, Stone and Cross Streets as "no truck" Zones and changing direction flow;
- Locust Ridge as a one way route out for busses from Haldane and ambulances
- Need full traffic and parking study
- Cataloguing existing signage vs. Code.
- Hiring parking enforcement officer.
- Need inventory of signage and hardware.

K. Foley and L. Bozzi to work on updating Chapter 126.

### **Public Comment Session 1**

No public comment.

**Discussion of Flag Display Policy**

K. Foley made a motion to adopt a moratorium on flag display requests on municipal property pending development of a Village policy with the Village Attorney. C. Fadde seconded the motion and it passed 5-0.

**Discussion on Formation of Ad Hoc STR Committee**

K. Foley made a motion to appoint Branis Buslovich, Travis Fyfe, Tom O’Quinn, Marianne Remy, Megan Shea, Lara Voloto, and Jen Zwarich to the Ad Hoc STR Committee. E. Starbuck seconded the motion and it passed 5-0.

**Docking Requests**

K. Foley made a motion to waive the docking fee for the Clearwater public education program for two dates: July 22, 2022 to July 25, 2022 and September 24, 2022 and September 25, 2022. L. Bozzi seconded the motion and it passed 5-0.

**Cold Spring Fire Company Request**

Lillian Moser, V.P. for Cold Spring Fire Company No.1 present to request the following:

- Closure of Church Street from the rear edge of the Firehouse to Main Street on Friday July 29, 2022, from 4:00 p.m. to 9:00 p.m. to celebrate 20th Annual Junior Firefighter Academy graduation and barbecue.
- Permission to have a small parade from Depot Square to the Firehouse beginning between 5:30 p.m. and 5:50 p.m. on July 29, 2022.

C. Fadde made a motion to approve both requests. E. Starbuck seconded the motion and it passed 5-0.

**Request from Philipstown to Connect Highway Garage to Village Water System**

Request tabled until next Board meeting.

**Approval of Minutes – 4/6, 4/21, 5/3, 5/11**

Approval of Minutes tabled until next Board Meeting.

**Approval of Bills**

L. Bozzi made a motion to approve Batch #6490 in the amount of \$37,152.28. C. Fadde seconded the motion and it passed by a vote of 5-0.

**Public Comment Session 2**

No public comment.

**Adjournment**

C. Fadde made a motion to adjourn the meeting. E. Starbuck seconded the motion and it passed by a vote of 5-0. Meeting adjourned at 8:36 p.m.

Submitted by: K. Herbert



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

**Village of Cold Spring Board of Trustees**  
**Monthly Meeting Minutes**  
**June 8, 2022**

The Board of Trustees of the Village of Cold Spring held the Monthly Meeting on Wednesday, June 8, 2022 at Village Hall and via Videoconference as per Chapter 1 of the NY State Local Laws of 2022. Present were Mayor Kathleen E. Foley, Trustees Laura Bozzi, Eliza Starbuck and Tweeps Phillips Woods. Trustee Cathryn Fadde was absent. The meeting was called to order at 6:30 p.m.

**Executive Session**

K. Foley made a motion to enter Executive Session at 6:30 pm for the purpose of discussing the employment history of individuals. T. Woods seconded the motion and it passed unanimously.

K. Foley made a motion to exit Executive Session at 6:55. T. Woods seconded the motion and it passed unanimously.

**Announcements**

K. Foley made the following announcements:

- Item 10d on the agenda, approve the hiring of Parking Enforcement Officer, is tabled to a later date
- Residents can bring old trash and recycling containers to the Highway Department for disposal

**Monthly Reports (all submitted reports attached)**

**Financial Report:** Accountant Michelle Ascolillo not present. J. Vidakovich read highlights of the report into the record.

**Report of the Highway Department:** Crew Chief Robert Downey not present. K. Foley noted that the parking lines on Main Street are being re-painted

**Report of the Water/Wastewater Department:** Matt Kroog presented the monthly report. Of note:

- The sunset date for Endpoints is 12/31/2022
- K. Foley noted that the requirement to create Water Districts for Philipstown and Nelsonville as a condition to connect to the NYC Aqueduct while repairs to the Upper Dam are made has been waived for 5 years
- The Board reviewed an application from the Town of Philipstown for a connection to the Village Water system at the Town Highway Garage. M. Kroog commented that the request meets specifications. E. Starbuck made a motion to approve the application. L. Bozzi seconded the motion and it passed by a vote of 4-0

**Report of the Code Enforcement Officer:** Philipstown Code Enforcement Officer G. Wunner was not present. Bob Flaherty, Town Council member, stated that the Town has hired a Fire Inspector.

**Report of the Police Department:** OIC Larry Burke was not present. K. Foley noted that she and OIC Burke met with the new Director of the Philipstown HUB

**Report of the Fire Department:** No representatives from the Fire Company were present. K. Foley noted that:

- The new fire truck is being outfitted
- The CSFC responded to 15 calls during the month of May

**Report of the Justice Court:** No representatives from the Justice Court were present.

**Report of the Historic District Review Board:** No members of the HDRB were present. K. Foley noted that the HDRB met with the consultant to finalize the Design Standards.

**Report of the Planning Board:** K. Foley commented that the Planning Board:

- Has requested a meeting with the Board of Trustees to discuss the Parking Easement Agreement for 40 Main Street
- Has a meeting scheduled with Hudson Highlands Fjord Trail on 6/23/22

**Report of the Zoning Board of Appeals:** Eric Wirth was present for the Zoning Board and reported that the ZBA had no new business before it. K. Foley noted that E. Wirth, Ted Fink, Donald MacDonald and Paul Henderson had recently met to outline a path forward and timeline for the revisions to the remaining three chapters of the Village Code as required to complete the NYSEDA grant.

**Report of the Recreation Commission:** No members of the Recreation Commission were present. K. Foley noted that Lillian Moser has been hired as the Event Coordinator and that repairs and repaving of the basketball court have been completed.

The Board reviewed and approved the following event applications:

- June 18<sup>th</sup> use of Mayor's Park Pavilion by Claire Goldstein – E. Starbuck made the motion to approve. T. Woods seconded the motion and it passed by a vote of 4-0-0-1 (C. Fadde absent)
- June 25<sup>th</sup> use of Mayor's Park Pavilion by Lou Thorpe and Gillian Murphy – E. Starbuck made the motion to approve. T. Woods seconded the motion and it passed by a vote of 4-0-0-1 (C. Fadde absent)
- July 31<sup>st</sup> use of Mayor's Park Pavilion by Roseanne Halpin – E. Starbuck made the motion to approve. L. Bozzi seconded the motion and it passed by a vote of 4-0-0-1 (C. Fadde absent)
- September 11<sup>th</sup> use of Mayor's Park Pavilion by Braking Aids Ride. E. Starbuck made the motion to approve and waive the fees as it is a charity organization. T. Woods seconded the motion and it passed by a vote of 4-0-0-1 (C. Fadde absent)

**Report of the Town of Philipstown:** Bob Flaherty presented the report from the Town and highlighted the following:

- Town E-Waste program has not yet launched

- Residential Food Scrap program has launched. Restaurants can register directly with vendor if they want to participate in a similar program (not sponsored by the Town).

**Report of the Tree Advisory Board:** No members of the TAB were present.

**Report of the Chamber of Commerce:** Nat Prentice was present for the Chamber of Commerce and noted the following:

- The Chamber of Commerce would like to meet with the members of the Board of Trustees to discuss upcoming events. Nat Prentice coordinating with J. Vidakovich
- Next Chamber meeting is 6/19 and Village Board members are invited
- The Board reviewed a request from the Putnam History Museum to set up a table in front of Village Hall on Third Thursday's. K. Foley made a motion to approve the request. E. Starbucks seconded the motion and it passed by a vote of 4-0-0-1 (C. Fadde absent)

**Report of the County Legislator:** Nancy Montgomery was not in attendance. K. Foley noted that Putnam County will be hosting a Pride parade and event on June 12<sup>th</sup> in Carmel

**Report of the Mayor and Trustees:**

- E. Starbuck noted that she:
  - is reviewing weed remediation alternatives for Village owned properties
  - and K. Foley met with SeaStreak to discuss the upcoming 2022 season. Discussions are ongoing. SeaStreak is considering mid-week trips to Cold Spring beginning in the late summer in addition to Saturday and Sunday trips during the peak Fall Foliage season
- L. Bozzi will be meeting with Krystal Ford to be brought up-to-date on Philipstown Climate Smart initiatives
- K. Foley stated that:
  - she visited Royal Carting to witness how they separate yard waste from garbage
  - Community Day will be held on September 3<sup>rd</sup> with a Rain Date of September 4<sup>th</sup>
  - Issued an apology to those not selected to the Ad Hoc Committee on Short Term Rentals for failure to notify them in a timely fashion
  - Issued an apology to Pete Farrell for incorrectly stating that he had participated or publicly commented on Short Term Rentals in previous public meetings
  - Reiterated her support for the appointments made to the Ad Hoc Committee

### **Board Business**

The Board acknowledged receipt of 30-day advance notification that is required to obtain a liquor license for Le Bouchon (renewal) and West Point Foundry Bed and Breakfast (new).

K. Foley made a motion to approve Cathryn Fadde as a signatory for all Village bank accounts. E. Starbucks seconded the motion and it passed by a vote of 4-0-0-1 (C. Fadde absent).

### **Approval of Minutes**

Approval of the minutes from the 4/6/22 meeting was tabled

K. Foley made a motion to approve the minutes of the 4/21/22 meeting. E. Starbuck seconded the motion and it passed by a vote of 3-0-1-1 (L. Bozzi abstained. C. Fadde absent)

K. Foley made a motion to approve the minutes of the 5/3/22 meeting. E. Starbuck seconded the motion and it passed by a vote of 3-0-1-1 (L. Bozzi abstained. C. Fadde absent)

K. Foley made a motion to approve the minutes of the 5/11/22 meeting as amended. T. Woods seconded the motion and it passed by a vote of 4-0-0-1 (C. Fadde absent)

**Public Comment**

Gaston Alonso, 34 West Street, made the following comments:

- Thanked the Board for its willingness to be transparent in discussions/negotiations with SeaStreak for the 2022 season.
- Asked the Board to re-visit the proposed flag display policy and reach out to surrounding municipalities to for their policies.
- He added that, specific to the Pride flag, it is a symbol of equality, acceptance and inclusion. Not allowing it to be displayed on Village property it sends the wrong message to members of the LGBTQ+ community, especially teens.

**Adjournment**

K. Foley made a motion to adjourn the meeting. E. Starbuck seconded the motion and it passed unanimously. Meeting adjourned at 8:03 p.m.

Submitted by: Jeff Vidakovich

---

Jeff Vidakovich, Village Clerk

Date



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

**Village of Cold Spring Board of Trustees  
Workshop Meeting Minutes  
June 15, 2022**

The Board of Trustees of the Village of Cold Spring held a Meeting on Wednesday June 15, 2022 at Village Hall and via Videoconference as per Chapter 1 of the NY State Local Laws of 2022. Present were Mayor Kathleen E. Foley, Trustees Tweeps Phillips Woods (videoconference), Cathryn Fadde, Eliza Starbuck, and Laura Bozzi. The meeting was called to order at 7:00 p.m.

**Announcements**

K. Foley announced the following:

- Village Hall will be closed and staff off in observance of Juneteenth on Monday 6/20/22
- The Board of Trustees will tentatively meet twice per month in July and August
  - July 13<sup>th</sup> and 20<sup>th</sup>
  - August 10<sup>th</sup> and 17<sup>th</sup>

**Topic: Discussion on SeaStreak 2022 Docking Season**

K. Foley commented that she and E. Starbuck met with representatives from Seastreak on 6/3/22. Based on that initial meeting, SeaStreak indicated the following:

- Wants to run the standard Saturday and Sunday schedule for the Fall
- Considering additional mid-week dates during the summer

E. Starbuck added that previous experience indicated that two boats dropping passengers in Cold Spring on the same day was too much for Village businesses and infrastructure. SeaStreak has been told that there needs to be a limit on the daily number of passengers allowed, especially if mid-week trips are planned. She also added that the benefits include the revenue impact to the Village budget and that the added tourism does not put any additional strain on parking.

**Board Comment**

L. Bozzi asked if SeaStreak will pay for portable toilets to accommodate the additional visitors? Anything else that SeaStreak pays for to help manage the crowds? How is additional revenue accounted for in the budget?

- K. Foley commented that SeaStreak does pay for portable toilets. The cost for additional police officers needed on these days is a component of the docking fee SeaStreak pays. The revenue is a line item in the budget.

C. Fadde asked if consideration had been given to placing the portable toilets across from the Visitor Center?

- K. Foley commented that she had the same thought, but the logistics of where to place them and their impact on the scenic view needed to be taken into consideration.

## **Public Comment**

Barry Gaugen, Fair Street, asked why limit the boats to only weekends in the Fall? Why not weekends in the summer also?

- Eliza Starbuck replied that Seatreak is demand driven and fall weekends is when people want to come up.

Chris Gaugen, Fair Street, asked if there is a limit on the number of visitors/boats allowed, will that negatively impact local businesses?

- Specific to the number of boats and visitors, he commented that the crowds in 2021 were manageable for the businesses and Visitor Center staffers.
- Nat Prentice, President of the Chamber of Commerce and volunteer staffer at the Visitor Center, commented, specific to the issue of portable toilets, that his experience has been that the visitors don't want to use the portable toilets.

Derek Graham, 32 West Street, commented that SeaStreak creates quality of life issues for those living at the Riverfront. These include increased noise levels and congestion. He suggested more analysis be conducted on the cost incurred by the Village to manage the increased crowds compared to the revenue generated.

Lara Shahib-Eldin, 34 Parrott Street and business owner at 44 Main Street, commented that she supports putting a limit on the number of passengers allowed. As a business owner she is appreciative of the efforts by the Village and as a resident is empathetic to the issues tourism creates, especially at the Riverfront. She supports a balanced, cautious approach.

Gaston Alonso, 34 West Street, thanked the Board for bringing residents into the conversation and asked the Board to consider that this summer and fall are different due to the construction at Dockside Park, which has caused an increase in usage of the Riverfront area. Management of trash is essential to any discussion that impacts visitors to the Riverfront.

Robert LeBlanc, business owner at Shoppes at 103 Main Street, is in favor of any consideration that increases traffic and visitors to the Village.

Nat Prentice, president of the Chamber of Commerce, summarized comments from Chamber members:

- Rincon Argentino, 21 Main Street, is in favor of SeaStreak visits
- Erin Murphy, business owner of Resrvoir & Wood 101 Main Street, is in favor of anything that helps businesses
- Fran Merando, The Gift Hut, commented that this year has been tough for business owners and SeaStreak provides a boost for local businesses.

Gaston Alonso, 34 West Street, commented that the Village has to prioritize the needs of the residents over that of the businesses.

Derek Graham, 32 West Street, added that any increase in sales realized by businesses does not benefit the Village instead just further lines the coiffeurs of Putnam County, which doesn't share sales tax revenue with local municipalities.



Lloyd DesBrisay, 34 West Street, commented that quality of life for residents of the lower village suffers with SeaStreak. He inquired as to how the fee is calculated as it seems low.

- E. Starbuck replied that the fee is based on the size of the boat (linear feet) and whether or not the boat remains docked during its stay.

Mike Turton, reporter for the Current, asked what are the next steps?

- K. Foley answered that a follow up meeting is scheduled on 6/17 with representatives of SeaStreak

### **Board Business**

K. Foley made a motion to approve the hiring of Veronika Bilinski as Parking Enforcement Officer at a rate of \$17/hour. C. Fadde seconded the motion and it passed by a vote of 5-0-0-0.

K. Foley made a motion to appoint Jennifer Zwarich as Chair of the Ad Hoc Committee on Short Term Rentals. C. Fadde seconded the motion and it passed by a vote of 5-0-0-0.

Request to purchase Village-owned property at 14-16 Stone Street. K. Foley commented that a retaining wall and the infrastructure beneath the wall are in need of repairs. The homeowners at 14-16 Stone Street are willing to make the necessary repairs providing the Village sells the property to them. E. Starbuck made a motion to move forward with the sale pending the supplying of a survey, metes and bounds description of the area and establishing a \$2,000 escrow account. C. Fadde seconded the motion and it passed by a vote of 5-0.

### **Approval of Minutes**

C. Fadde made a motion to approve the minutes of the 4/6/22 meeting as submitted. E. Starbuck seconded the motion and it passed by a vote of 3-0-2-0 (L. Bozzi and K. Foley abstained)

### **Approval of Bills**

C. Fadde made a motion to approve Batch #6504 in the amount of \$38,480.87 (FY 2022-23). T. Woods seconded the motion and it passed by a vote of 5-0.

L. Bozzi made a motion to approve Batch #6503 in the amount of \$104,315.36 (FY 2021-22). E. Starbuck seconded the motion and it passed by a vote of 5-0-0-0.

### **Public Comment**

Mike Turton, Current reporter, asked when does the Village expect a policy to review regarding flag displays. Per K. Foley, it is pending drafting by the Village Attorney.

### **Adjournment**

K. Foley made a motion to adjourn the meeting. E. Starbuck seconded the motion and it passed by a vote of 5-0. Meeting adjourned at 8:14 p.m.

Submitted by: J. Vidakovich



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

**Village of Cold Spring Board of Trustees**  
**Meeting Minutes**  
**July 6, 2022**

The Board of Trustees of the Village of Cold Spring held a Meeting on Wednesday July 6, 2022 at Village Hall and via videoconference as per Chapter 1 of Local Laws of 2022. Present were Mayor Kathleen E. Foley, Trustees Laura Bozzi, Cathryn Fadde, Eliza Starbuck and Tweep Phillips Woods. The meeting was called to order at 7:01pm by Mayor Foley.

**Request to Add Agenda Item**

K. Foley made a motion to add the following item to the agenda: Authorizing the mayor to sign the proposal from James J. Hahn Engineering for the Water Meter Endpoint Replacement Project. C. Fadde seconded the motion and it passed by a vote of 5-0.

K. Foley made a motion to approve the proposal (copy attached). T. Woods seconded the motion and it passed by a vote of 5-0.

**Announcements**

K. Foley reminded the public that the Community Day Event is scheduled for September 3<sup>rd</sup> with a Rain Date of September 4<sup>th</sup>

**Board Business**

**Approve Addendum to PBA Agreement**

K. Foley made a motion to approve an addendum to the PBA Agreement recognizing Juneteenth as an observed holiday effective June 19, 2022. C. Fadde seconded the motion and it passed by a vote of 5-0-0-0.

**Request by Cub Scouts to hold a Fishing Derby at the Cold Spring Reservoir**

E. Starbuck made a motion to approve the request by the Cub Scouts to hold a Fishing Derby at the Cold Spring Reservoir on Sunday July 17, 2022 from Noon – 3:00pm (Rain Date 7/24/22). T. Woods seconded the motion and it passed by a vote of 5-0-0-0.

**New Hires**

K. Foley made a motion to hire Gherid Oudekerk as Water- Wastewater Operator at rate of pay up to \$30/hour with a six-month probation period. E. Starbuck seconded the motion and it passed by a vote of 5-0-0-0.

F. Foley made a motion to hire Maurice Williams as a Seasonal Laborer for up to 40 hours per week for eight weeks at a rate of pay \$16/hour. C. Fadde seconded the motion and it passed by a vote of 5-0-0-0.

**Approval of Minutes**

E. Starbuck made a motion to approve the minutes of the 5/24/2022 meeting as submitted. L. Bozzi seconded the motion and it passed by a vote of 5-0-0-0.

E. Starbuck made a motion to approve the minutes of the 5/25/2022 meeting as submitted. C. Fadde seconded the motion and it passed by a vote of 5-0-0-0.

**Approval of Bills**

C. Fadde made a motion to approve Batch # 6518 in the amount of \$12,795.25 (FY 2021-22). L. Bozzi seconded the motion and it passed by a vote of 5-0-0-0.

L. Bozzi made a motion to approve Batch # 6519 in the amount of \$37,521.35 (FY 2022-23). T. Woods seconded the motion and it passed by a vote of 5-0-0-0.

**Public Comment**

None

**Adjournment**

K. Foley made a motion to adjourn the meeting. T. Woods seconded the motion and it passed by a vote of 5-0. The meeting adjourned at 7:15 pm.

Prepared by: J. Vidakovich

---

Jeff Vidakovich, Village Clerk-Treasurer

Date