

VILLAGE OF HASTINGS-ON-HUDSON

COMPREHENSIVE PLAN UPDATE & LOCAL WATERFRONT REVITALIZATION PROGRAM

MEETING SUMMARY

Purpose: Comprehensive Plan Update (CPU) and LWRP Committee Meeting #9
Date and Time: July 19, 2023, 7:00 pm
Location: James Harmon Community Center, 44 Main Street, Hastings-on-Hudson, NY 10706
Attendees: See Below

Agenda Item	Discussion	Key Decisions & Outcomes
Welcome & Introductions	<p>Ray Dovell, CPU & LWRP Committee Chair, welcomed Committee members, Village staff, consultants, the Hastings-on-Hudson Affordable Housing Committee (HAHC), and members of the public to the meeting.</p> <p>Members of the CPU & LWRP Committee in attendance:</p> <ul style="list-style-type: none"> • Ray Dovell, Chair • Mary Beth Murphy • Trustee Fleisig • Edward Kuch • John Patrick Diggins • David Gunton • Meghann Donahue • Natalie Barry • Richard Bass • Samantha Merton • Sarah Dupere Ostro <p>MJ Engineering and Land Surveying, P.C., the lead consultants assisting the Village with the Comprehensive Plan Update & LWRP process, was represented at the meeting by:</p> <ul style="list-style-type: none"> • Jaclyn Hakes, AICP • Nora Culhane Friedel 	N/A

<p>Approval of Minutes/Meeting Summary</p>	<p>Ray Dovell, Committee Chair, initiated the approval of past meeting minutes and summaries. The June meeting of the committee was cancelled due to poor air quality.</p> <ul style="list-style-type: none"> Meeting Summary for May 3, 2023, meeting approved. 	<p>Meeting Summary for May 3, 2023, meeting approved</p>
<p>Affordable Housing Committee Presentation</p>	<p>Ray Dovell introduced Arthur Riolo, of the Hastings-on-Hudson’s Affordable Housing Committee.</p> <p>Arthur Riolo (HAHC) provided a brief introduction of the Committee and credited all supporting roles.</p> <p>The HAHC prepared a PowerPoint presentation with an overview of their proposed housing goals and implementation strategies in coordination with the CPU/LWRP.</p> <p>Arthur Riolo (HAHC) introduced Christina Griffin (HAHC), Committee Member, to the stand to present.</p> <p>The structure used by the HAHC to create the four (4) major <u>Proposed Housing Goals</u>:</p> <p><i>Policy Theme: Housing</i></p> <ul style="list-style-type: none"> <i>Goal:</i> Desired outcomes for the future <ul style="list-style-type: none"> <i>Policy:</i> Approach to achieve the goal <ul style="list-style-type: none"> <i>Action:</i> Pathways for change <p>A summary of the four (4) <u>Proposed Housings Goals</u>:</p> <p>Goal 1: Balanced approach to development and preservation.</p> <p><i>Policy 1A: Balance Village’s character and need for additional housing units.</i></p> <p>Key Ideas from Policy 1A Actions:</p> <ul style="list-style-type: none"> Update zoning map Redevelopment – coordinating/strategizing future planning efforts. Ordinance conflicts (View Preservation) <p><i>Policy 1B: Village-wide housing unit increase consistent with regional population increases.</i></p> <p>Key Ideas from Policy 1B Actions:</p> <ul style="list-style-type: none"> Multi-family housing, Affordable housing Modify existing zoning. Regulatory Barriers – Accessory Apartment requirements, Land-Use Board Approvals, New Condo/Co-Op Law (higher taxes) 	<p>N/A</p>

	<p>Goal 2: Create a more diverse housing stock. <i>Policy 2A: Diversify the types of housing available for all residents.</i> Key Ideas from Policy 2A Actions:</p> <ul style="list-style-type: none"> • Zoning regulation changes – diverse housing types. • Opportunities – downtown area for mixed use. <p><i>Policy 2B: Remove barriers to inclusionary zoning practices.</i> Key Ideas from Policy 2B Actions:</p> <ul style="list-style-type: none"> • Analyze how similar geographic areas to the Village handled affordable housing (ex. floor area). <p>Goal 3: Promote a more diverse and inclusive population. <i>Policy 3A: Creation of more affordable housing units.</i> Key Ideas from Policy 3A Actions:</p> <ul style="list-style-type: none"> • New affordable developments – requirements per new unit built, new affordable units mixed with market rate units. • Affordable housing access – Funding assistance • Review the Affordable Housing Ordinance <p><i>Policy 3B: Support aging in-place populations.</i> Key Ideas from Policy 3B Actions:</p> <ul style="list-style-type: none"> • Identify/Resolve – Accessory Apartment zoning codes. • Community awareness – assistance programs for those aging-in-place. <p><i>Policy 3C: Support housing access for residents of modest means.</i> Key Ideas from Policy 3C Actions:</p> <ul style="list-style-type: none"> • Support for First-time homebuyer education and grant/incentive programs. • Community awareness – rental assistance programs (locating affordable units). <p>Goal 4: Enhance transportation options and connectivity. <i>Policy 4A: Minimizing car-use & parking demand; More Village connectivity to nearby areas.</i> Key Ideas from Policy 4A Actions:</p> <ul style="list-style-type: none"> • Parking analysis – Downtown, Mixed-use areas • Determine parking space demand & reduce parking requirements. • Expand shared parking opportunities. • Expand bicycle and pedestrian infrastructure. • Evaluate car-ownership alternatives in higher density areas (ex. car-sharing). <p><i>Implementation Strategy Key Ideas:</i></p> <ul style="list-style-type: none"> • Revise view preservation ordinances 	<p>N/A</p>
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	<ul style="list-style-type: none"> • Expansion of multi-family zones • Review/change ADU ordinances • Revise approval processes • Changes to parking regulations <ul style="list-style-type: none"> ○ Parking Lots - Zinsser and Con Ed • Update zoning map <p>Arthur Riolo & Christina Griffin (HAHC) shifted into answering questions and comments from the Committee members, Village staff, consultants, and members of the public.</p> <p>Committee member asked HAHC to elaborate on the incentive strategies mentioned in the presentation.</p> <ul style="list-style-type: none"> • The HAHC will get back to the committee with specific incentives. Overall, expanding on limited existing multi-family housing within single-family zones. <p>Committee member asked HAHC if they have an estimate on how many more school-aged cohort children, can be absorbed within the school district.</p> <ul style="list-style-type: none"> • The HAHC responded that there is an opportunity for growth but recognizes the Village and/or school systems are near capacity. There is a need for a deeper look into Village housing and school district capacity. <p>Committee member asked HAHC if they plan on studying the impacts on the Village community, school district, and infrastructure.</p> <ul style="list-style-type: none"> • A committee member preceded the HAHC's response and noted that the analysis would be conducted by a different party or addressed in the Comprehensive Plan. <p>Member of the public, Paul. J Molinari, commented the key is within zoning. It was elaborated that adding a zoning layer over one-family units in the downtown area to create multi-family apartments had worked for the hamlet of Hicksville NY (Town of Oyster Bay).</p> <p>Committee member asked with regards to the new Town of Greenburgh law on Condo/Co-Ops if the HAHC sees a way to work around the barrier it creates for affordable multi-family housing.</p> <ul style="list-style-type: none"> • The HAHC responded by saying they have spoken to Greenburgh Town on work arounds, shared that a work around doesn't seem plausible. 	N/A
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	<p>Committee member asked if there is a threshold lack funds issue for subsidized housing in the Village (i.e., barrier to create affordable housing).</p> <ul style="list-style-type: none"> • The HAHC responded that funding isn't a barrier, it is the lack of opportunity. For example, ADU ordinances; need to change the existing infrastructure. <p>Member of the public, David Skolnik, asked if the presentation will be accessible to the public on the Village website and when it will be uploaded.</p> <ul style="list-style-type: none"> • Committee member responded and said it will be accessible. • The consultant team added it will be on planhastings.org with all previous committee meeting contents and will be posted in the next few days. <p>Member of the public, David Skolnik, followed up and asked if the Affordable Housing presentation wasn't presented within the CPU/LWRP meeting, where else (i.e., a Village entity) would the ideas be directed.</p> <ul style="list-style-type: none"> • The HAHC responded that they have been speaking on affordable housing for years to various Village entities. The HAHC's purpose at the CPU/LWRP meeting is to present their draft/ideas to the committee to potentially be used within the CPU/LWRP. 	<p>Consultant team will upload the HAHC PowerPoint presentation to website.</p>
<p>Project Status Update</p>	<p>Jaelyn Hakes (MJ) provided an update of the project status.</p> <p><u>Key current/upcoming project milestones include:</u></p> <ul style="list-style-type: none"> • Summer 2023 – Initiate Draft Comp Plan, and Draft LWRP • Fall 2023 – Continue working on Draft Comp Plan, and Draft LWRP (Sections I, II & III), Third round of Public Engagement (format to be determined) • Winter 2023 – Spring 2024 – Committee Public Hearing, Final Comprehensive Plan & Final LWRP, and Adoption <p>Consultant team is continuing to prepare Draft LWRP Sections I, II & III.</p>	<p>Consultant team will follow up with Draft LWRP Sections I, II & III</p>
	<p>Nora Culhane Friedel (MJ) provided an update on Public Engagement.</p> <p><u>Open House Updates:</u></p> <ul style="list-style-type: none"> • Was held on May 24, from 6:00-8:30pm 	

<p>Public Engagement Update</p>	<ul style="list-style-type: none"> • Station based (9 Activity Stations), self-led w/ a provided Participant Guide • Approx. 80 Attendees • Meeting materials are posted on the planhastings.org website (Participant Guide, Blank Station Boards, Meeting Summary w/ photos of complete Boards) <p><u>Open House Highlights & Themes:</u></p> <ul style="list-style-type: none"> • Impact of development • Traffic safety • Variety of housing options • Waterfront revitalization <p>Nora Culhane Friedel (MJ) shifted into feedback and comments from the Committee members & Village staff that attended the Open House on May 24, 2023.</p> <p>Committee member asked if there were a lot of kids at the Open House.</p> <ul style="list-style-type: none"> • The consultant team followed up that there were a lot of kids, and they were engaged. • Intergenerational participation • A committee member shared that his daughter had a good time and was engaged. 	<p>N/A</p>
<p>Overview of NYSOS Smart Growth Principles</p>	<p>Jaelyn Hakes (MJ) provided an overview of the NYSOS Smart Growth Principles.</p> <p><u>Funding Summary:</u></p> <ul style="list-style-type: none"> • The Environmental Protection Fund (EPF) dedicates funding (competitive grants) to municipalities and non-profits. <ul style="list-style-type: none"> ○ The DEC takes the funding and distributes some towards Smart Growth. ○ The Department of State (DOS) distributes the remainder of the funds statewide. <p><u>NYSDOS Smart Growth Summary:</u></p> <ul style="list-style-type: none"> • Gives municipalities the opportunity to plan/zone with Smart Growth • Smart Growth: promotes land-use planning that creates livable, sustainable, and equitable communities. <ul style="list-style-type: none"> ○ Three (3) E's – Economy, Equity, & Environment (A 4th is emerging – Energy) <p><u>NYSDOS Smart Growth & CPU:</u></p>	<p>N/A</p>

	<ul style="list-style-type: none"> • The Comprehensive Plan update must address the Smart Growth principles and elements suggested from NYS statutes. <p><u>NYSDOS Smart Growth Principle Key Ideas</u></p> <ul style="list-style-type: none"> • Mixed land uses & housing variety. • Sustainable development • Sustainable neighborhoods • Increased mobility, mass transit, walkable/bikeable designs. • Clean energy, green infrastructure, resiliency. • Social diversity • Community collaboration in planning efforts. <hr/> <p>Feedback, comments, and questions from the Committee members & Village staff:</p> <p>Committee member asked for clarification on how to interpret the qualitative aspects of the Smart Growth Principles (ex. what is “adequate” or “distinctive”/ “attractive”).</p> <ul style="list-style-type: none"> • The consultant team responded that it is up to the committee to define and interpret the principles. <p>Committee member commented how incredible it was that the public’s [Open House, May 24, 2023] feedback generally aligned with the Smart Growth Principles.</p> <p>Committee member asked about principle #14 (<i>“Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency”</i>). With regards to if it is asking the committee to work with other nearby Villages on planning and sustainability.</p> <ul style="list-style-type: none"> • The consultant team responded that it is up to interpretation of what makes sense for the Village Ex. Consolidation of services, or partnering with recreational programs, working to increase efficiency and reduce duplicity in efforts. • Committee member commented an example of cross jurisdictional involvement is executive boulevard development in Yonkers; has impacts on Hastings and other communities. 	<p>N/A</p>
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<p>Discussion of Revised Goals</p>	<p>Jaclyn Hakes (MJ) shared an update on the Revised Draft Goals.</p> <p><u>Revised Draft Goals:</u> -Utilizes integrated feedback from CPU/LWRP Committee and members of the public. -Goals have been modified but are to remain straightforward and all encompassing.</p> <ul style="list-style-type: none"> • Mobility and Access • History and Placemaking • Housing • Sustainability and Resiliency • Recreation • Connectivity and Economic Success <p><u>Key Themes from Revised Draft Goals:</u></p> <ul style="list-style-type: none"> • Enhance Transportation/Mobility • Accessibility • Opportunity • History, Culture, & the Arts • Housing Diversification • Prioritize: Resilience & Sustainability <p>Consultant team is starting to build the detail (i.e. action items) underneath the goals with the subcommittee feedback.</p> <p style="text-align: center;">—</p> <p>Jaclyn Hakes (MJ) shifted into initial feedback, comments, and questions from the Committee members & Village staff.</p> <p>Committee member asked if the goals are general overall goals and under them will be more specific action items.</p> <ul style="list-style-type: none"> • The consultant team responded in agreement that the goals are general for the purpose of specific action items underneath. <p>Committee member asked if these goals/themes will correspond to specific chapters in the plan.</p> <ul style="list-style-type: none"> • The consultant team shared that the goals will format the structure of the plan. <p>Committee member commented that when it comes to the action items, it can be split in many ways, and some goals will be more in depth than others.</p> <p>Committee member commented that the goals are a good framework to build upon.</p>	<p>Committee to review the revised goals and provide feedback.</p>
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	<p>Committee member asked clarification on what “placemaking” encompasses.</p> <ul style="list-style-type: none"> • The consultant team responded that one part of it is a distinctive unique community that you are defining for yourself. • Moreover, creating an environment where people want to be and congregate, sense of community. • Physical space and elements that work together to create a sense of place, and people recognize as Hastings. 	
<p>Discussion of LWRP Project</p>	<p>Jaclyn Hakes (MJ) began the initial discussion of the proposed LWRP Project Categories.</p> <p>Projects can be a range of things: brick and mortar building, feasibility studies, evaluations of something, partnerships within the community, and so forth.</p> <ul style="list-style-type: none"> • As long as it aligns with the 44 coastal policies. • Is not set in stone, will be further worked on. • General Grant information: Any project that is worked on in an LWRP, is eligible for funding through the NYS LWRP program. It may also be available to be funded through Smart Growth funding. <p>Nora Culhane Friedel (MJ) continued the proposed LWRP Project discussion.</p> <p><u>Proposed Project Categories & Key Themes (DRAFT):</u></p> <ul style="list-style-type: none"> • Housing and Economic Development <ul style="list-style-type: none"> ○ Revise viewshed preservation standards, assess underutilized properties, prepare local historic law, inventory, preserve public structures, and enhance water dependent use. ○ *New aspect introduced based on earlier discussion: Examine impacts of increased housing options. • Infrastructure <ul style="list-style-type: none"> ○ Assess/improve stormwater infrastructure, sewer, and retaining walls. • Transportation, Mobility and Pedestrian Connections <ul style="list-style-type: none"> ○ Develop pedestrian, bicycle, and trail connections plan; study trolley/shuttle service feasibility. • Recreation <ul style="list-style-type: none"> ○ Update village park master plan, explore commercial water-dependent uses, maritime center, public marina, fishery, 	

	<p>central market, Metro North service analysis.</p> <ul style="list-style-type: none"> • Environment & Sustainability <ul style="list-style-type: none"> ○ Conduct resiliency study, evaluate climate action plan, identify flood mitigation strategies, restore ecosystems, and establish youth programs. <hr style="width: 10%; margin: 10px auto;"/> <p>Feedback and comments, and questions from Committee members & Village staff:</p> <p>Committee member asked for further clarification on “Underutilized Properties”.</p> <ul style="list-style-type: none"> • The consultant team responded for example to look at brownfield opportunity programs (BOA). Could be vacant or vacant properties, areas with opportunities. To think about opportunities to increase tax revenue and get properties back on the tax roll. • The definition is to be determined. • To understand why the property is underutilized and provide support where needed. <p>Committee members commented on being careful with how an underutilized property is defined.</p> <ul style="list-style-type: none"> • Committee member responded that for example with BOA you can look at if the property is less valuable than it could be (ex. underwater or completely vacant). <p>Committee member commented that defining underutilized properties might start with updating the zoning maps.</p> <p>Committee member added that a study of impactful development or use from a property tax ratable standpoint on the overall taxes of the Village in the short and long terms. (Ex. Affects tax rate that applies to budget)</p> <ul style="list-style-type: none"> • Consultant team responded that a physical impact analysis of future development within community, tax ratables is an option. The draw on services that the Village is providing. • Consultant team would utilize sub-consultant that is a market analyst and focuses on economic development (to help shape analysis). <p>Committee member asked when the zoning was last changed.</p>	<p>Consultant team will work with Committee on a reworked definition for “Underutilized Properties”.</p>
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	<ul style="list-style-type: none"> • Committee member responded that zoning is a changing document there has been revisions, but it has been a while that the map has been updated. <p>Committee member asked if the third bullet point in <u>Housing and Economic Development</u> [<i>Prepare a Local Historic Preservation Law</i>] could be changed from prepare to evaluate, as it reaches a conclusion, wants to evaluate if its worthwhile to do a historic preservation.</p> <ul style="list-style-type: none"> • The consultant team noted this. <p>Committee member asked how all of projects come together, if there is a framework within the LWRP to prioritize what project come first if at all.</p> <ul style="list-style-type: none"> • The consultant team responded that this will be discussed further with Josh Hunn (State Rep) • Generally, in the past all projects were included in the LWRP document, and the Village works based on their current priorities. • Framework for prioritization would be encouraged to be included in the Comp Plan, and the consultant team would go through a prioritization exercise with the Committee. <p>Committee member asked if there is there a typical or mandated number of projects.</p> <ul style="list-style-type: none"> • Consultant team responded with there is not a mandated number, it depends on the community itself. There are potentially more funding options if more projects are mentioned in the plan. <p>Committee member asked if there is a feedback loop at the end of the process when it is submitted to the State Trustees or is it all or nothing (i.e., adopted or not adopted).</p> <ul style="list-style-type: none"> • The consultant team responded that once the Village Board of Trustees receive the draft, they can modify as they feel needed. The board is required to hold at least one public hearing. <p>The consultant team affirmed that commercial development doesn't need to be mentioned in LWRP but can be covered in the Comprehensive Plan.</p> <p>Committee member asked when you evaluate economic feasibility does it have to be to enhance water dependent uses.</p> <ul style="list-style-type: none"> • Consultant team responded that it should be able to be broadened as the LWRP covers Village wide. 	
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	<p>Committee member commented that there is already an improved sidewalk plan, and it should be on list, as well as the improved traffic calming plan.</p> <ul style="list-style-type: none"> Noted by consultant team, aspects from the plans can be discussed to be pulled into LWRP to potentially receive funding. <p>Committee member commented that regarding inventory stormwater infrastructure and identified green infrastructure improvements, if green and other could be identified, because in Hastings [steep slopes] you can't always fix it with green, may just need a bigger pipe.</p> <ul style="list-style-type: none"> Noted by consultant team to be broadened. <p>Committee member asked if we need to identify critical infrastructure improvements required for climate change (ex. flood water).</p> <ul style="list-style-type: none"> The consultant team agreed. <p>Committee members commented that a roundabout is needed at Five Corners.</p> <p>Committee member asked if the wording in the last <u>Recreation</u> bullet [<i>“Create Waterfront Park Management Plan”</i>] could be adjusted from create to analyze, to not imply the Committee is responsible.</p> <ul style="list-style-type: none"> Noted by the consultant team to clarify, the intent is for the current park MacEachron. The bullet will remain but needs to be clarified. Could be talked within a Harbor Management Plan and so forth (Talk with Josh DOS). <p>Committee member asked if the wording [The Waterfront Park Management Plan] could include creating a framework for park management. The committee wants a role in it but does not want to be responsible.</p> <p>Committee member commented that some of this is already sketched out in the Consent Decree. ARCO is responsible for the underlying structure of the site; the Village is responsible for what is above. Infrastructure will be negotiated as part of the site plans.</p> <p>Committee member asked if the consent decree set aside funding for historic signage in the park that is built on the Waterfront.</p> <ul style="list-style-type: none"> A committee member responded and doesn't recall but signage has been purchased for Quarry Park with funding. Will check and report back following this meeting. 	<p>Consultant team to follow up and work on wording and intent of Waterfront Park Management Plan.</p>
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	<p>Committee member commented that the third bullet [<i>“Prepare a study to identify flood mitigation strategies for Saw Mill River”</i>] within the <u>Environment and Sustainability</u> section should include that the State DOT is working on mitigation in the Saw Mill River.</p> <ul style="list-style-type: none"> Noted by consultant team. 	<p>Consultant team & Committee to ask Joshua Hunn (NYSDOS), how to shape The Waterfront Park Management Plan.</p>
<p>Subcommittee Tasks</p>	<p>Jaclyn Hakes (MJ) provided an overview of the upcoming tasks for the Committee.</p> <ul style="list-style-type: none"> Review Smart Growth Principles Additional thoughts/ideas on preliminary Comprehensive Plan Recommendations Review refined Proposed Projects list. <p><i>*All include any changes in wording.</i></p>	<p>Committee to complete tasks prior to the next CPU/LWRP meeting.</p>
<p>Next Steps</p>	<p>Jaclyn Hakes (MJ) provided an overview of the next steps in the process:</p> <ul style="list-style-type: none"> Committee Tasks & Feedback Preparation of Preliminary Recommendations Continued preparation of LWRP sections Next Committee Meeting <ul style="list-style-type: none"> No Meeting in August Sept 6, 2023 @ 7 pm 	<p>The next CPU & LWRP meeting is scheduled for Wednesday, Sept 6, 2023, at 7:00 PM</p> <p>*Reminder no August Meeting</p>
<p>Public Comment</p>	<p>There will be a dedicated time for public comment at each CPU & LWRP meeting.</p> <p>Member of the public, David Skolnik commented:</p> <ul style="list-style-type: none"> Dissatisfied with the Committee’s use of microphones during the meeting It may help Committee to complete the principles and what they are saying to avoid confusion. Could be helpful for community to weigh in. If effort is funded by Smart Growth process, at what point are the principles related to how many principles can be checked off as realized and the funding availability (i.e., relationship between # of principles completed and funding?). <p>Member of the public, Vanessa Merton commented:</p> <ul style="list-style-type: none"> Mention of tax issues, housing on one hand and economic development on the other hand (tax impact of large-scale luxurious housing b/c service demands) 	<p>N/A</p>

	<ul style="list-style-type: none"> • Agrees with concerns about characterization of vacant land [“Underutilized Land”], but should reframe question to profitable for whom and to whom? • Local historic preservation law, we should have one, even if not applied, chance to get a historic preservation law, should take advantage of it. • Infrastructure: is struck by lack of reference to roads, streets, and their maintenance. Is spoken about by a lot of Village Residents. • Transportation/Pedestrian: Happy with concern about the steps, but wants more emphasis on the sidewalk accessibility, plan over time to develop sidewalks where there are none (ex. Broadway). <p>Chairperson Ray Dovell thanked all those in attendance and closed the meeting.</p>	
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This meeting summary conveys our understanding of the items discussed and agreements reached at this meeting. Please forward any additions, corrections and/or questions to my attention.

Submitted by:
 Nora Culhane Friedel, MJ Engineering and Land Surveying, P.C.
 cc: Consultant Team, Comprehensive Plan Update Committee, NYSDOS, Village, File

Comprehensive Plan Update & LWRP Committee

Name	Present
Ray Dovell	<input checked="" type="checkbox"/>
Mary Beth Murphy	<input checked="" type="checkbox"/>
Trustee Drake	
Trustee Fleisig	<input checked="" type="checkbox"/>
Chris Thomas	
Dave Gunton	<input checked="" type="checkbox"/>
Edward Kuch	<input checked="" type="checkbox"/>
John Patrick Diggins	<input checked="" type="checkbox"/>
Meg Walker	
Meghann Donahue	<input checked="" type="checkbox"/>
Natalie Barry	<input checked="" type="checkbox"/>
Richard Bass	<input checked="" type="checkbox"/>
Samantha Merton	<input checked="" type="checkbox"/>
Sarah Dupere Ostro	<input checked="" type="checkbox"/>

Village Representatives & Planning Support

Name	Present
Fiona Mathews	

State Representatives

Name	Present
Joshua Hunn	

Consultant Team

Name	Affiliation	Present
Jaclyn Hakes, AICP Project Manager	M.J. Engineering	<input checked="" type="checkbox"/>
Nora Culhane Friedel	M.J. Engineering	<input checked="" type="checkbox"/>

Members of the Public

The following members of the public were in attendance:

- Kyle Johnston
- Paul J. Molinari
- Arthur Riolo
- Christina Griffin
- Thomas Chee-Duffy
- David Skolnik
- Patricia Speranga
- Vanessa Merton