

VILLAGE OF HASTINGS-ON-HUDSON

COMPREHENSIVE PLAN UPDATE & LOCAL WATERFRONT REVITALIZATION PROGRAM

MEETING SUMMARY

Purpose: Comprehensive Plan Update (CPU) and LWRP Committee Meeting #10
Date and Time: September 6, 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, 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 • Trustee Drake • Trustee Fleisig • Mary Beth Murphy • John Patrick Diggins • Meghann Donahue • David Gunton • 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 • Daniel Madigan 	N/A

<p>Approval of Minutes/Meeting Summary</p>	<p>Ray Dovell, CPU/LWRP Committee Chair, initiated the approval of past meeting minutes.</p>	<p>Meeting Summary for July 19, 2023 meeting approved.</p>
<p>Project Status Update</p>	<p>Jaclyn Hakes (MJ) provided an update of the project status. Key current/upcoming project milestones include:</p> <ul style="list-style-type: none"> • Fall 2023 – 3rd round of public engagement, Draft Comp Plan, and Draft LWRP • Winter 2023 – Spring 2024 – Committee Public Hearing, Final Comp Plan Draft, Complete LWRP Draft, Adoption 	<p>N/A</p>
<p>Draft LWRP Section Overview</p>	<p>Consultant team led Committee through an overview of LWRP sections.</p> <p>Section I – LWRP Revitalization Area and Harbor Management Area Boundaries. Committee member noted that the proposed WRA and HMA boundaries are larger than the existing coastal boundary.</p> <ul style="list-style-type: none"> • The Village’s adoption of the LWRP by the Board of Trustees and DOS approval of LWRP will change the coastal boundary to match the WRA. <p>Section II – Inventory and Analysis</p> <ul style="list-style-type: none"> • Inventory and analysis of existing conditions within or having effects within the WRA. • Describes important resources, persistent or emerging problems, opportunities, and other issues. • Proper identifications of problems and opportunities within the WRA is the foundation of an effective LWRP. <p>Existing conditions identified by committee members, the public, and stakeholders will be folded into the LWRP.</p> <p>Committee member asked if past demographic data can be included to show how the community has changed over time.</p>	<p>MJ will incorporate historic demographic data to identify changes into Section II of the LWRP.</p> <p>MJ to identify conflicting comments if received.</p> <p>MJ to send DRAFT section II to Committee members for review when completed.</p>

<p>Draft LWRP Section Overview (cont.)</p>	<p>Committee member asked how MJ will incorporate comments/edits into the LWRP. MJ noted that the comments/edits will be compiled and then integrated into the LWRP now.</p> <p>Committee member asked what is the timeline for revisions to the document? MJ indicated that the revisions will be in the draft sections for the committee members to review.</p> <p>Committee member discussed sea level projections and impacts on transportation and asked whether a discussion on such topics can be included in the LWRP.</p> <p>Committee member requested that forthcoming text in Section II be forwarded to them iteratively. MJ indicated that once the comments and revisions are incorporated into Section II, MJ will send only Section II so that the committee members can review it while MJ continues to prepare the remainder of the document.</p> <p>Section III – Local Waterfront Revitalization Policies</p> <ul style="list-style-type: none"> • The policies therein will guide all future actions of all levels of government. • The approved LWRP replaces the State Coastal management Program within the WRA, allowing for coordination between local governments, state agencies, and federal agencies to manage coastal resources. • This section is required by the DOS and is largely boilerplate. • The policies cannot be changed or modified, however contextual and supporting information can be included. <p>Committee member clarified that the sections requiring comment are the sections referencing the Village specifically. MJ affirmed this. MJ noted that if committee members requires clarification on a policy that is related to the village to let MJ know.</p>	<p>Committee Members to submit comments/responses to MJ by September 15th</p>
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<p>Draft LWRP Section Overview (cont.)</p>	<p>MJ requested that committee members review and return comments by September 15, 2023.</p> <p>MJ indicated that there are forthcoming sections of the LWRP:</p> <ul style="list-style-type: none"> • Section IV: Proposed Land and Water Uses and Proposed Projects. • Section V: Techniques for Local Implementation • Section VI: State and Federal Actions and Programs Likely to Affect Implementation • Section VII: Local Commitment and Consultation With Other Affected, State, regional, and Local Agencies. <p>Committee member asked whether section three would list the projects relative to the policies. MJ clarified that the state requires that projects are connected to policies in Section II and Section IV.</p> <p>Committee member asked how to reconcile the consent decree with the LWRP. MJ noted that what can be included in the LWRP needs to be clarified by the state and how the requirements of the consent decree is folded into the LWRP document, as it is required to be integrated.</p>	<p>MJ to continue coordinating with NYS relative to consent decree and including the requirements into LWRP.</p>
<p>Preliminary DRAFT Comprehensive Plan Recommendations</p>	<p>Committee member expressed concern with the Village’s speed limit reduction relative to recommendations provided by the Transportation Committee. MJ indicated that the comprehensive plan is an opportunity to potentially include any relevant recommendations that might address concerns or issues in the Village.</p> <p>Jacklyn Hakes (MJ) then kicked off by noting that the recommendations for the comprehensive plan were generated from the committee members and organized in topic areas to support the goals of the comprehensive plan.</p> <p><i>Topic areas include:</i></p> <ul style="list-style-type: none"> • <i>Sustainability and Resiliency</i> • <i>Recreation</i> • <i>Connectivity and Economic Success</i> 	<p>MJ to send committee members the latest version of vision.</p>

<p>Preliminary DRAFT Comprehensive Plan Recommendations (cont.)</p>	<ul style="list-style-type: none"> • <i>Housing and</i> • <i>Mobility and Access</i> • <i>History and Placemaking.</i> <p>Sustainability and Resiliency</p> <p><i>Goal: Focus on the Village’s environmental sustainability efforts by adopting Climate Smart Community actions to ensure long term resiliency and natural ecosystem restoration.</i></p> <ul style="list-style-type: none"> • Consider developing a local wetland preservation law • Conduct a feasibility study identifying Village parking areas (including rail commuter lots) as candidates for green infrastructure elements implementation. • Establish long term educational partnerships with environmental groups focused on the waterfront. • Prepare a study evaluating potential flood hazard mitigation areas and strategies. • Support and attract sustainable commercial and residential development along the waterfront. • Consider implementing a Green Development Zone. <p>Committee member noted that public accessibility may be an issue with the comprehensive plan and LWRP, readers may not know what certain recommendations mean (i.e. what is a green development zone?).</p> <p>MJ noted that the documents can display terminology callouts with images and figures and that the documents will be accessed online. Another way to increase accessibility of the documents is though public engagement.</p> <p>Committee member asked: what is a green development zone? MJ indicated that a Green Development Zone is not necessarily a codified framework, but is something that might help “market” and increase visibility of ongoing green practices that the Village has already implemented, or identifying where the green practices can take place. Committee member asked if a Green Development Zone can be broadened to the entire Village. MJ affirmed that the recommendations are up</p>	<p>MJ to send committee members/post on website presentation, vision, and Affordable Housing Committee materials.</p>
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<p>Preliminary DRAFT Comprehensive Plan Recommendations (cont.)</p>	<p>for discussion and are drafts that can be tailored to outcomes of discussion.</p> <p>Committee member asked if climate change can be a larger component of the document and asked if the language discussing climate change can be strengthened. MJ affirmed that this can be done.</p> <p>Committee member asked if the recommendations will be high level. MJ affirmed that the recommendations can be as high level or specific as the committee wants them to be.</p> <p>Committee member noted that use of softer language in action items should be avoided so that the action items directly express the committee’s desired outcome.</p> <p>MJ asked committee members to identify recommendations they feel strongly about and the language can be strengthened.</p> <p>Committee member asked whether the goals being - presented were the goals the committee members agreed on.</p> <p>Recreation <i>Goal: Enhance Village Parks, recreational opportunities, and public access along the Hudson River and Saw Mill River</i></p> <ul style="list-style-type: none"> • Conduct a Village wide trail improvement and access study • Reimagine the current parks master plan • Prepare a waterfront redevelopment and park management plan • Develop a waterside promenade plan highlighting riverfront access and connectivity and landscaping elements • Promote and potentially expand existing artistic and cultural attractions. • Promote and potentially expand existing artistic and cultural attractions. <p>MJ noted that recommendations in certain topic areas usually overlap with the goals of other topic areas.</p>	<p>N/A</p>
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<p>Preliminary DRAFT Comprehensive Plan Recommendations (cont.)</p>	<p>Committee member asked whether the recommendations that satisfy a requirement within the Smart Growth community framework are eligible for grant funding.</p> <p>MJ noted that the recommendations satisfying the smart growth requirement may potentially be funded by grants. MJ also noted that the purpose of identifying a recommendation that satisfies a smart growth principle within the comprehensive plan document is to help graphically represent which recommendations align with a smart growth principle.</p> <p>Connectivity Economic Success <i>Goal: Foster and preserve a strong economic environment with an interconnected, walkable downtown that offers a mix of uses and amenities.</i></p> <ul style="list-style-type: none"> • Consider revising the Villages zoning code to promote mixed use development in commercial areas • Support commercial business incubation and adaptive reuse of existing building stock. • Develop a streetscape plan with desired downtown streetscape aesthetic and implementation strategies. • Conduct a study identifying potential areas suitable for both commercial development and high-density residential development. • Prepare a soft sites study identifying underbuilt areas and potential locations for rezoning. <p>Committee member asked whether the comprehensive plan can include an inventory of the stairways. Committee members noted that the stairways are mapped and should be included in the comprehensive plan. MJ noted this can be included in the plan.</p> <p>Housing <i>Goal: Diversify housing opportunities to provide a range of housing types for all ages and income levels.</i></p> <ul style="list-style-type: none"> • Conduct a Village wide housing study that includes: 	<p>N/A</p>
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<p>Preliminary DRAFT Comprehensive Plan Recommendations (cont.)</p>	<ul style="list-style-type: none"> • Locations for diverse housing opportunities; • An Accessory Dwelling Unit Study; and • Identification of potential funding sources through a partnership with the Affordable Housing Committee. • Consider updating the Village’s zoning code to include: <ul style="list-style-type: none"> • Moderate upzoning; • Zoning analysis of missing middle housing <p>Committee member asked what missing middle housing means. MJ indicated that this is a term used to describe the population with a middle income levels. Committee member mentioned that housing typology should be identified rather than income level. MJ noted that middle income housing can be removed and replaced with housing typology but might be worth discussing.</p> <p>Committee member noted that demographic data in Section II of the LWRP identifies urgency with the housing issue in the Village and mentioned that it would benefit the comprehensive plan. MJ noted this can be included.</p> <p>Mobility and Access <i>Goal: Strengthen Hasting-on-Hudson’s Mobility, Access, and Multi-Modal Connectivity.</i></p> <ul style="list-style-type: none"> • Develop a complete streets master plan. • Continue supporting circulation improvements identified in previous comprehensive plan. • Prepare a study evaluating multi-modal connectivity performance. • Consider updating the complete streets policy (2014). • Consider reviewing zoning districts to expand cross-access parking opportunities <p>MJ indicated that during any update to a comprehensive plan the zoning code should be evaluated, too. MJ also noted that if there are specific items within the zoning code that the committee thinks should be addressed, let</p>	<p>N/A</p>
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<p>Preliminary DRAFT Comprehensive Plan Recommendations (cont.)</p>	<p>MJ know so that the comprehensive plan can potentially focus on it.</p> <p>Committee member asked what complete streets is. MJ noted that complete streets accommodates all modes and accessibility, or potentially accommodating bike lanes, etc.</p> <p>Committee member indicated that separating connectivity from economic success creates too much overlap. MJ shared that the categories/topic areas can be reorganized and the relationship between topic areas can be described.</p> <p>Committee member noted that order of the topic areas might convey priority. Consultant team affirmed that the order of the topic areas are not intended to convey priority.</p> <p>History and Placemaking <i>Goal: Commemorate the Village’s artistic and historic renown by embracing placemaking efforts that enhance public spaces, access, and quality of life for residents</i></p> <ul style="list-style-type: none"> • Promote adaptive reuse of existing building stock to welcome makers space/studios with an emphasis on innovation and fine arts. • Strengthen and promote access and connectivity between public spaces. • Identify a location for a well-connected public space that supports gathering, cultural performances, and farmers markets. • Update streetscape on main routes and important thoroughfares. 	<p>N/A</p>
<p>Public Engagement Update</p>	<p>MJ provided an overview of the upcoming tasks for the committee.</p> <p>Public Engagement #3 Fall /Winter 2023</p> <ul style="list-style-type: none"> • LWRP Potential Projects List • Preliminary Comprehensive Plan Recommendations • Virtual Format via Zoom 	<p>N/A</p>

	<ul style="list-style-type: none"> • Evening meeting • Interactive with polls and Q&A <p>Committee member noted that much of the public may not always understand the complex relationship between the waterfront, environmental history, and private ownership.</p> <p>Waterfront Focus Group Meeting</p> <ul style="list-style-type: none"> • September/October • Working with Village to schedule • Virtual Format via Zoom <p>Subcommittee Tasks Applies to the whole committee</p> <ul style="list-style-type: none"> • Review preliminary Comprehensive Plan recommendations • Review preliminary Comprehensive Plan recommendations <p>Committee member requested that the comments from other committee members be shared with all committee members. MJ affirmed that this can be done and encouraged sharing of additional ideas.</p>	
<p>Next Steps</p>	<p>MJ provided an overview of the next steps in the process:</p> <ul style="list-style-type: none"> • Committee Tasks & Feedback • Refinement of Preliminary Recommendations • Next Committee Meeting - 10/4/23 - 7:00 PM 	<p>N/A</p>
<p>Public Comment</p>	<p>There will be a dedicated time for public comment at each CPU & LWRP meeting.</p> <p>Member of public, Paul Molenarie, commented:</p> <ul style="list-style-type: none"> • Noted that there the recommendations presented at this meeting were good, but is concerned that they will not be implemented if the parties responsible are not identified. 	<p>N/A</p>

	<ul style="list-style-type: none"> • Asked if there will be a section for funding opportunities to implement the recommendations. <p>Member of the public, Vanessa Merton, commented:</p> <ul style="list-style-type: none"> • Requests definitions for multi-modal connectivity performance and what factors go into that. • Concerned about the lack of discussion about sidewalks. Sidewalk plans and recommendations will enhance quality of life. • Would like a sidewalk inventory. • Asked whether the village has any input on the county bus routes/bus stops. • Asked whether the meetings with the owners of the parcels along the waterfront will be closed to the public and what the nature if the meetings will be. • Requested that community comments are made available to the public and committee members. <p>Chair Ray Dovell thanked 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:

Daniel Madigan, MJ Engineering and Land Surveying, P.C.

cc: Consultant Team, LWRP/Comprehensive Plan Update Committee, Village, File

Comprehensive Plan Update & LWRP Committee

Name	Present
Ray Dovell, Chair	<input checked="" type="checkbox"/>
Mary Beth Murphy	<input checked="" type="checkbox"/>
Trustee Drake	<input checked="" type="checkbox"/>

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

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"/>

Daniel Madigan	M.J. Engineering	<input checked="" type="checkbox"/>
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Members of the Public

The following members of the public were in attendance and signed in:

- Vaness Merton
- Paul J. Molinare

DRAFT