

# VILLAGE OF HASTINGS-ON-HUDSON

## COMPREHENSIVE PLAN UPDATE & LOCAL WATERFRONT REVITALIZATION PROGRAM

### MEETING SUMMARY

**Purpose:** Comprehensive Plan Update (CPU) and LWRP Committee Meeting #13  
**Date and Time:** December 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
<b>Welcome &amp; Introductions</b>	<p>Ray Dovell, CPU &amp; LWRP Committee Chair, welcomed Committee members, Village staff, consultants, and members of the public to the meeting.</p> <p>Members of the CPU &amp; LWRP Committee in attendance:</p> <ul style="list-style-type: none"> <li>• Ray Dovell, Chair</li> <li>• Trustee Fleisig</li> <li>• Richard Bass</li> <li>• Christopher Thomas</li> <li>• Samantha Merton</li> <li>• David Gunton</li> <li>• Meg Walker</li> <li>• Meghann Donahue</li> <li>• Natalie Barry</li> </ul> <p>New York State Department of State (DOS), providing Local Consistency review, was represented at the meeting by:</p> <ul style="list-style-type: none"> <li>• Joshua Hunn</li> <li>• Jennifer Street</li> </ul> <p>MJ Engineering and Land Surveying, P.C. (MJ), the lead consultants assisting the Village with the Comprehensive Plan Update &amp; LWRP process, was represented at the meeting by:</p> <ul style="list-style-type: none"> <li>• Jaclyn Hakes, AICP</li> <li>• Nora Culhane Fridel</li> <li>• Daniel Madigan</li> </ul>	

<p><b>Approval of Minutes/Meeting Summary</b></p>	<p>Ray Dovell, CPU/LWRP Committee Chair, initiated the approval of past meeting minutes.</p>	<p>Meeting Summary for October 4 and November 1, 2023, approved.</p>
<p><b>LWRP Local Consistency</b></p>	<p>MJ introduced representatives from the DOS.</p> <p>DOS provided an overview of topics discussed in the presentation.</p> <p>Federal Coastal Zone Management</p> <ul style="list-style-type: none"> <li>• NYS CMP</li> <li>• Special Management Areas <ul style="list-style-type: none"> <li>○ Significant Coastal Fish and Wildlife Habitats (SCFWH)</li> <li>○ Scenic Areas of Statewide Significance (SASS)</li> <li>○ Local Waterfront Revitalization Programs (LWRP)</li> </ul> </li> </ul> <p>Roles and Procedures for:</p> <ul style="list-style-type: none"> <li>• Federal Consistency Review</li> <li>• State Consistency Review</li> <li>• Local Consistency Review</li> </ul> <p>There was discussion about the possibility of designating the waterfront as a scenic area of state-wide significance, emphasizing the potential benefits for protection. DOS affirmed that there is a specific procedure for assessing visual impacts, suggesting the incorporation of this into their program and the activation of Policy 24 in the analysis. The discussion delved into the identification of development causing visual impairment based on the designation and purpose.</p> <p>There was discussion regarding potential federal review triggered by proposed developments and the impact of federal actions on the Village. DOS affirmed that a federal agency proposing an action in the coastal area must determine significant coastal effects. The discussion shifted to the granularity of local consistency, with DOS highlighting the opportunity to determine triggers for the local consistency review.</p>	<p>DOS Presentation will be posted to Project website.</p>

<p><b>LWRP Local Consistency (cont.)</b></p>	<p>There was discussion about various topics, including addressing concerns related to sea level rise and climate change in the Local Waterfront Revitalization Program (LWRP). DOS affirmed that such concerns should be appropriately addressed in the LWRP.</p> <p>Committee discussed anchorage points in the Hudson, Village responses to proposals, the broadness of policies to cover unforeseen proposals, and the relationship between the Harbor Management Plan and consistency review.</p> <p>The consensus was that the Harbor Management Plan can identify locally significant wetland areas triggering compliance with Policy 44 for wetland protection.</p>	
<p><b>Project Status Update</b></p>	<p>MJ provided an update of the project status. Key current/upcoming project milestones include:</p> <ul style="list-style-type: none"> <li>• Fall 2023 – 3<sup>rd</sup> round of public engagement, Draft Comprehensive Plan, and Draft LWRP</li> <li>• Winter 2023 – Spring 2024 – Committee Public Hearing, Final Comprehensive Plan Draft, Complete LWRP Draft, Adoption of Plan</li> </ul> <p>Remaining Committee Meetings (Anticipated)</p> <ul style="list-style-type: none"> <li>• <b>January 3rd - CPU/LWRP Committee #14</b> <ul style="list-style-type: none"> <li>○ Purpose: Draft Comprehensive Plan Review</li> <li>○ Materials Submitted: Draft LWRP Section IV (Proposed Land &amp; Water Projects)</li> </ul> </li> <li>• <b>February 7th - CPU/LWRP Committee #15</b> <ul style="list-style-type: none"> <li>○ Purpose: Discuss additional revisions to Comprehensive Plan &amp; schedule Comprehensive Plan Public Hearing</li> <li>○ Materials Submitted: Draft LWRP Harbor Management Plan</li> </ul> </li> <li>• <b>March 6th - CPU/LWRP Committee #16</b> <ul style="list-style-type: none"> <li>○ Purpose: Consider revisions to Comprehensive Plan &amp; Consider forwarding draft Comprehensive Plan to Village Board of Trustees</li> <li>○ Receive comments from Draft LWRP sections</li> </ul> </li> </ul>	<p>N/A</p>

<p><b>Project Status Update (cont.)</b></p>	<ul style="list-style-type: none"> <li>○ Materials Submitted: Revised Draft Comprehensive Plan</li> <li>● <b>April 3rd - CPU/LWRP Committee (if needed)</b></li> </ul> <p>There was discussion about the time allocated for public review of the Comprehensive Plan before the public hearing. The consensus was that the public typically has two weeks, but the duration is subject to the committee's decision and that the public will be notified using various outlets.</p> <p>There was discussion regarding civic engagement in the Harbor Management Plan (HMP), proposed reaching out to stakeholders, and the accessibility of the HMP document itself. The consensus was that the waterfront stakeholder engagement was satisfied by the waterfront stakeholder meetings and MJ can provide a brief presentation on the overview and context of the HMP and the topic areas of the Comprehensive Plan during the notification for the release of the Comprehensive Plan.</p> <p>Remaining Committee Public Engagement (Anticipated)</p> <ul style="list-style-type: none"> <li>● <b>Public Engagement #4 - TBD</b> <ul style="list-style-type: none"> <li>○ Late Winter/Early Spring 2024</li> <li>○ Draft Comprehensive Plan for public viewing</li> <li>○ Committee Public Hearing on Draft Comprehensive Plan</li> </ul> </li> </ul>	
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<p><b>Public Engagement Update</b></p>	<p>MJ provided an overview on Public Engagement #3 held on November 1, 2023. The meeting recording is made available on the project website, <a href="http://www.planhastings.org">www.planhastings.org</a></p> <p>Public Engagement #3 discussed:</p> <p>LWRP:</p> <ul style="list-style-type: none"> <li>• Potential Projects</li> </ul> <p>Comprehensive Plan:</p> <ul style="list-style-type: none"> <li>• Vision &amp; Goals</li> <li>• Preliminary Recommendations</li> </ul> <p>The interactive meeting was held virtually via Zoom and had approximately 48 attendees.</p>	<p>N/A</p>
<p><b>Draft LWRP Update</b></p>	<p>MJ provided an update on the Draft Sections of the LWRP to committee members.</p> <ul style="list-style-type: none"> <li>• <b>Section I: Waterfront Revitalization Area and Harbor Management Area Boundaries</b> <ul style="list-style-type: none"> <li>○ Draft Provided/Revisions In Progress</li> </ul> </li> <li>• <b>Section II: Inventory and Analysis</b> <ul style="list-style-type: none"> <li>○ Draft Provided/Revisions In Progress</li> </ul> </li> <li>• <b>Section III: Local Waterfront Revitalization Policies</b> <ul style="list-style-type: none"> <li>○ Draft Provided/Revisions In Progress</li> </ul> </li> <li>• <b>Section IV: Proposed Land and Water Uses and Proposed Projects</b> <ul style="list-style-type: none"> <li>○ Draft in progress – To be submitted January</li> </ul> </li> <li>• <b>Section V: Techniques for Local Implementation of the Program</b> <ul style="list-style-type: none"> <li>○ Submitted mid-October</li> </ul> </li> <li>• <b>Section VI: State and Federal Actions and Programs Likely to Affect Implementation</b> <ul style="list-style-type: none"> <li>○ Language provided by State – to be submitted early-December</li> </ul> </li> <li>• <b>Section VII: Local Commitment and Consultation With Other Affected Federal, State, Regional, and Local Agencies</b> <ul style="list-style-type: none"> <li>○ To be submitted mid-December</li> </ul> </li> </ul> <p>There was a discussion about how LWRP Section III (3) can be tailored to the Village desires and needs. The consensus was that the policy statement cannot be</p>	<p>Examples of HMP documents will be shared with committee members.</p>

<p><b>Draft LWRP Update (cont.)</b></p>	<p>changed, however, the explanation of the policy can align with Village desires and needs.</p> <p>MJ introduced some highlights on the Harbor Management Plan</p> <ul style="list-style-type: none"> <li>• Harbor Management plans are to be developed with the participation of the public and federal, State and local governments and agencies.</li> <li>• The Department of State provides information, technical, and financial assistance to municipalities for the development of Harbor management Plans (HMPs) as components of their Local Waterfront Revitalization Programs (LWRPs).</li> <li>• Must consider regional and, as applicable, the competing needs of commercial shipping and recreational boating, commercial and recreational fishing and shell fishing, aquaculture, waste management, mineral extraction, dredging, public access, recreation, habitat and other natural resource protection, water quality, open space needs, aesthetic values, common law riparian or littoral rights and the public interest in underwater lands.</li> <li>• Must cover all surface waters within or adjacent to a municipality</li> <li>• Provide a rational basis for the allocation and use of space within a harbor or nearshore area</li> <li>• Effectively zone surface water areas and underwater lands for specific uses or a range of specific uses in order to avoid conflicts or improve conditions within harbor or nearshore areas</li> </ul> <p>There was a discussion regarding the local laws and ordinances in the HMP and their flexibility.</p> <p>The Harbor Management Plan must identify appropriate techniques to address issues described in the summary of issues and to implement the Harbor Management Plan and map. These techniques may include:</p> <ul style="list-style-type: none"> <li>• Local Laws or Ordinances <ul style="list-style-type: none"> <li>○ The adoption of local laws or ordinances that implement the harbor management plan map by regulating</li> </ul> </li> </ul>	
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	<p>vessels, structures, and uses within the harbor management area...</p> <ul style="list-style-type: none"> <li>• Procedural Actions <ul style="list-style-type: none"> <li>○ Procedural actions are actions that change how activities in harbor areas are managed, create special districts, or establish responsibilities to manage activities in harbor areas...</li> </ul> </li> </ul>	
<p><b>Update on Draft Comprehensive Plan Preparation</b></p>	<p>MJ continued discussion of Comprehensive Plan and provide and outline for the updated document organization.</p> <p><b>2011 Comprehensive Plan Document Organization</b></p> <ul style="list-style-type: none"> <li>• Introduction</li> <li>• Village Overview</li> <li>• The Downtown</li> <li>• Large Tracts</li> <li>• Circulation</li> <li>• Environmental Sustainability</li> <li>• Sustainable Infrastructure</li> <li>• Quality of Life</li> <li>• Implementation</li> <li>• Appendices</li> </ul> <p><b>Comprehensive Plan Update Document Organization (DRAFT)</b></p> <ul style="list-style-type: none"> <li>• Introduction</li> <li>• Village Overview</li> <li>• Vision, Goals &amp; Smart Growth Principles</li> <li>• History &amp; Placemaking</li> <li>• Sustainability &amp; Resiliency</li> <li>• Recreation</li> <li>• Housing</li> <li>• Connectivity, mobility &amp; Access</li> <li>• Economic Vitality</li> <li>• Governance</li> <li>• Waterfront</li> <li>• Implementation</li> <li>• Appendices</li> </ul>	

<p><b>Update on Draft Comprehensive Plan Preparation (cont.)</b></p>	<p>There was discussion regarding the rearrangement and nature of the Comprehensive Plan chapters. A brief explanation of the nature of the chapters was provided and the consensus was that the order will be:</p> <ul style="list-style-type: none"> <li>• Introduction</li> <li>• Vision, Goals and Smart Growth Principles</li> <li>• Village Overview</li> <li>• History and Placemaking</li> <li>• Housing</li> <li>• Economic Vitality</li> <li>• Sustainability and Resiliency</li> <li>• Recreation</li> <li>• Connectivity, Mobility and Access</li> <li>• The Waterfront</li> <li>• Governance</li> <li>• Implementation</li> </ul> <p>There was discussion regarding the overlap between the Comprehensive Plan and LWRP. The consensus was that the recommendations in the Comprehensive Plan will align with the projects in the LWRP.</p>	
<p><b>Committee Tasks</b></p>	<p>MJ provided an overview of tasks for the committee members.</p> <p><b>Comprehensive Plan:</b></p> <ul style="list-style-type: none"> <li>• Share additional comments or thoughts on recommendations or framework.</li> </ul> <p><b>LWRP:</b></p> <ul style="list-style-type: none"> <li>• Review Section VI – State/Federal Actions</li> <li>• Review Section VII – Local Consultation</li> </ul>	

<p><b>Next Steps</b></p>	<p>MJ provided an overview of the project’s next steps.</p> <ul style="list-style-type: none"> <li>• Continued preparation of LWRP Sections</li> <li>• Continued preparation of Draft Comprehensive Plan</li> <li>• Committee Feedback</li> </ul> <p><b>Upcoming Committee Meetings</b></p> <ul style="list-style-type: none"> <li>• January 3, 2024</li> </ul>	
<p><b>Public Comment</b></p>	<p>There will be a dedicated time for public comment at each CPU &amp; LWRP meeting.</p> <ul style="list-style-type: none"> <li>• Member of public, commented: <ul style="list-style-type: none"> <li>• What would be involved in extending the current time frame projected?</li> <li>• Concerned about housing being a complicated issue and being outside the focus of the committee.</li> <li>• Wants a sound check before the start of meetings.</li> </ul> </li> </ul> <p>Chair Ray Dovell thanked those in attendance and closed the meeting.</p>	

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	

Trustee Drake	
Trustee Fleisig	<input checked="" type="checkbox"/>
Chris Thomas	<input checked="" type="checkbox"/>
Dave Gunton	<input checked="" type="checkbox"/>
Edward Kuch	
John Patrick Diggins	
Meg Walker	<input checked="" type="checkbox"/>
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	

**State Representatives**

Name	Present
Joshua Hunn	<input checked="" type="checkbox"/>
Jennifer Street	<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"/>

## Members of the Public

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

- David Skolnik