

# VILLAGE OF HASTINGS-ON-HUDSON

## COMPREHENSIVE PLAN UPDATE & LOCAL WATERFRONT REVITALIZATION PROGRAM

### MEETING SUMMARY

**Purpose:** Comprehensive Plan Update (CPU) and LWRP Committee Meeting #16  
**Date and Time:** April 10, 2024, 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>• Mary Beth Murphey</li> <li>• Christopher Thomas</li> <li>• Samantha Merton</li> <li>• Meg Walker</li> <li>• Meghann Donahue</li> <li>• Natalie Barry</li> <li>• Sarah Dupere Ostro</li> <li>• Trustee Fleisig</li> <li>• Richard Bass</li> <li>• John Patrick Diggins</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>• Daniel Madigan</li> </ul>	N/A

<b>Approval of Minutes/Meeting Summary</b>	Ray Dovell, CPU/LWRP Committee Chair, initiated the approval of past meeting minutes.	Meeting Summary for February 7, 2024, approved.
<b>Project Status Update</b>	<p>Jaclyn Hakes (MJ) provided an update of the project status. Key current/upcoming project milestones include:</p> <ul style="list-style-type: none"> <li>• Spring 2024 – Committee Public Hearing, Revised Draft Comp Plan, Preliminary Draft LWRP, Final Comprehensive Plan, Adoption of Plan</li> </ul> <p>Remaining Key Committee Steps (Anticipated)</p> <ul style="list-style-type: none"> <li>• <b>April 2024 - CPU/LWRP Committee</b> <ul style="list-style-type: none"> <li>○ Purpose: Committee Pair Presentations to Committee</li> <li>○ Committee Comments to MJ</li> </ul> </li> <li>• <b>May 2024 – CPU/LWRP Committee</b> <ul style="list-style-type: none"> <li>○ Purpose: 3<sup>rd</sup> / potential Final Committee Draft Comprehensive Plan</li> <li>○ Consider scheduling Committee Public Hearing</li> </ul> </li> </ul> <p>Following the Committee Public Hearing and preparation of Final Draft Comprehensive Plan, the Committee will forward the Final Draft Comprehensive Plan to the Village Board of Trustees to consider initiating the adoption process which is anticipated to include several steps such as:</p> <ul style="list-style-type: none"> <li>• Village Board of Trustees Public Hearing</li> <li>• Compliance with SEQRA</li> <li>• GML 239-M County Planning Board Referral</li> <li>• Plan Revisions as appropriate</li> </ul> <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>○ Spring 2024</li> <li>○ Draft Comprehensive Plan for public viewing in advance</li> <li>○ Committee Public Hearing on Draft Comprehensive Plan</li> </ul> </li> </ul>	N/A

<p>Draft LWRP Section Update</p>	<p>Jaclyn Hakes (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 Submitted/Revisions In Progress</li> </ul> </li> <li>• <b>Section III: Local Waterfront Revitalization Policies</b> <ul style="list-style-type: none"> <li>○ Draft Submitted/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 in April</li> </ul> </li> <li>• <b>Section V: Techniques for Local Implementation of the Program</b> <ul style="list-style-type: none"> <li>○ Draft Submitted/Revisions in Progress</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 – submitted 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>○ Draft Submitted</li> </ul> </li> </ul> <p>There was a discussion on what the timeframe is for the DOS to review the preliminary draft LWRP.</p> <p>Jaclyn (MJ) states it is challenging to know how long the process will take but ensures that the Committee’s work will be complete at that point. The initial review of the preliminary draft can take 3 to 6 months before the agency reviews.</p>	<p>N/A</p>
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<p style="text-align: center;"><b>Committee Comprehensive Plan Comments Presentation</b></p>	<p>Daniel (MJ) walked through the pair presentations. Committee Members will provide a discussion of their comments on the 2<sup>nd</sup> draft of the Comprehensive Plan</p> <ul style="list-style-type: none"> <li>• Does the structure of each chapter present the Village’s efforts, challenges, and opportunities coherently?</li> <li>• Does each chapter contain ideas or data to support the recommendations?</li> <li>• Are there any additional thoughts or ideas that could be considered in any given section?</li> </ul> <p><b>DRAFT Introduction</b> Reviewers:</p> <ul style="list-style-type: none"> <li>• Dave Gunton</li> <li>• Trustee Drake</li> </ul> <p>The Committee members suggested adding hyperlinks to sources.</p> <p>The Senior Citizen Advisory Council is now renamed to Senior Council.</p> <p>It was suggested to highlight and expand on the term education.</p> <p>Recommended that the introduction page be shorter and making the points: What is Hastings? What are Comprehensive Plans? What is this Comprehensive Plan all about?</p> <p>There are 6 chapters but the visual shows 7 chapters because of the waterfront. Committee members suggest removing the Waterfront and adding a paragraph on where the Waterfront will be considered.</p> <p>General suggestions included using factual language and keeping sections shorter and more reader friendly.</p> <p><b>DRAFT Vision, Goals and Smart Growth Principles</b> Reviewers:</p> <ul style="list-style-type: none"> <li>• Chris Thomas</li> <li>• Edward Kuch</li> </ul> <p>These committee members were not in attendance.</p>	<p>MJ will incorporate the Committee comments and recommendations.</p>
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<p style="text-align: center;"><b>Committee Comprehensive Plan Comments Presentation (cont.)</b></p>	<p><b>DRAFT Village Overview</b> Reviewers:</p> <ul style="list-style-type: none"> <li>• Trustee Drake</li> <li>• Meghann Donahue</li> </ul> <p>Members suggest rephrasing “A community for the wealthy” or an explanation as to why it was phrased this way.</p> <p>It was recommended that the beginning be more factual, including a rephrasing of the events surrounding the Sugar Factory Fire.</p> <p>A breakdown of taxes was requested. It is important to show the cost burden. There was a conversation on including a discussion on the cost burden in the housing section that will be referenced in the overview section.</p> <p>Members also suggested that a racial and ethnic breakdown should be included. Along with adding context/ images to housing, population growth, and income sections.</p> <p>A committee member noted that there is a perceived conflict between affordability for seniors and the census data. The data shows that there is a high population of seniors but the text states that it has become unaffordable for seniors.</p> <p>It is worth discussing why part of the waterfront remains undeveloped. Under a consent decree, it’s polluted, or under DEP are all relevant reasons.</p> <p>The term “bedroom community” may have changed post-COVID and remote working, this may need to be rephrased.</p> <p><b>DRAFT History and Placemaking</b> Reviewers:</p> <ul style="list-style-type: none"> <li>• Sarah Dupere Ostro</li> <li>• Meg Walker</li> <li>• Natalie Barry (Optional Reviewer)</li> </ul> <p>Members suggested redefining the term placemaking to “Placemaking is a participatory</p>	<p>MJ will incorporate the Committee comments and recommendations.</p>
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<p><b>Committee Comprehensive Plan Comments Presentation</b></p>	<p>process for shaping public spaces that harnesses the ideas and assets of the people who use them.”</p> <p>Recommendations were reframed concerning Broadway.</p> <p>General suggestions included additional pictures of things that could be and that the document side boxes have more impactful information.</p> <p>Electricity, water, and public bathrooms were identified as a need for people actively programming in public spaces.</p> <p>Adaptive reuse of some spaces like the Lipchitz Studio now under Village ownership.</p> <p>It was suggested to follow the Museum on the Streets idea and create an art district or trail. An attraction for both residents and visitors.</p> <p>Determine the feasibility of local landmark designations or districts. Particularly the cluster of Draper properties.</p> <p>These reviewers are still working on comments for MJ.</p> <p><b>DRAFT Housing</b> Reviewers:</p> <ul style="list-style-type: none"> <li>• Chris Thomas</li> <li>• Dave Gunton</li> </ul> <p>General suggestions included explaining the importance of diverse housing stock and what that can look like.</p> <p>Members stated that housing is needed by young families with children, Village employees, and retirees who desire to age in place.</p> <p>It was noted that the committee does not consider the Village to be a wealthy community. The median income is around \$170k a year. However, not everyone in the Village is wealthy.</p>	<p>MJ will incorporate the Committee comments and recommendations.</p>
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<p><b>Committee Comprehensive Plan Comments Presentation</b></p>	<p>General recommendations include allowing the statistics to speak for itself and responding to external influences such as the Governor's drive for greater homes.</p> <p><b>DRAFT Economic Vitality</b> Reviewers:</p> <ul style="list-style-type: none"> <li>• Richard Bass</li> <li>• Meghann Donahue</li> </ul> <p>It was once again noted to include tax information. Bringing in new data, such as the Village's tax base and how it compares to similar municipalities in the vicinity. Is Hastings more reliant on the resident tax base than other villages?</p> <p>It was recommended to include information on existing businesses and vacancies in Downtown. Detailing what's residential, commercial, and industrial and how they come together.</p> <p>A general suggestion included combining some recommendations and being more direct in connecting information with recommendations. Do recommendations resonate with current Village businesses?</p> <p>Suggested adding more data within the Challenges and Opportunities section and Downtown summary. Members also suggested referencing biking and walking pathways within the Downtown.</p> <p><b>DRAFT Sustainability and Resiliency</b> Reviewers:</p> <ul style="list-style-type: none"> <li>• J. Patrick Diggins</li> <li>• Sarah Dupere Ostro</li> </ul> <p>Members suggested splitting section into 2 subsections-</p> <ul style="list-style-type: none"> <li>• Sea Level Rise and Flood Mitigation</li> <li>• Green Programs and Initiatives</li> </ul>	<p>MJ will incorporate the Committee comments and recommendations.</p>
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<p style="text-align: center;"><b>Committee Comprehensive Plan Comments Presentation</b></p>	<p>Flood mitigation should go first as it is more important.</p> <p>Members recommended a more detailed discussion of how climate change will affect the Village, specifically with its steep terrain and slopes.</p> <p>Recommended that the MTA sections be strengthened. Will lines continue if sea levels rise, and floods become more frequent?</p> <p>A general suggestion was narrowing down recommendations. Stormwater mitigation is the most important for climate resiliency.</p> <p><b>DRAFT Recreation</b> Reviewers:</p> <ul style="list-style-type: none"> <li>• Samantha Merton</li> <li>• Edward Kuch</li> </ul> <p>It was suggested that the parks have the same amount of information/content. Along with providing more information about the Parks and Recreation Department and Commission.</p> <p>Member recommended that the range of activities and how programs are available for different age groups be included. Mention programs offered by the library, the pool, and community center.</p> <p>In terms of the parks, it is important to highlight their needs and how they are separate from recreation. How are the parks used by the community currently?</p> <p><b>DRAFT Connectivity, Mobility and Access</b> Reviewers:</p> <ul style="list-style-type: none"> <li>• Samantha Merton</li> <li>• Natalie Barry</li> </ul> <p>These members rewrote the description of the Village's location. The narrative of walkability and biking was slightly altered as well.</p> <p>Pathways and stairways were discussed, and which ones are Village owned. Should these pathways be restored and part of the recommendations?</p>	<p>MJ will incorporate the Committee comments and recommendations.</p>
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<p style="text-align: center;"><b>Committee Comprehensive Plan Comments Presentation</b></p>	<p>Rephrase the opportunity section to address all the populations within the Village. Highlight the multitude of ages.</p> <p>Members suggested that the implementation projects should have more details.</p> <p><b>DRAFT Waterfront</b> Reviewers:</p> <ul style="list-style-type: none"> <li>• Meg Walker</li> <li>• J. Patrick Diggins</li> <li>• Trustee Fleisig (Optional Reviewer)</li> </ul> <p>Want to rework the recommendations, 3 major ones.</p> <ul style="list-style-type: none"> <li>• Work with BP to expedite recovery of their parcel.</li> <li>• Work with landowners to explore and develop sustainable and resilient design practices for the proposed development, open space, and shoreline.</li> <li>• Multipart plan to rezone the undeveloped portion of the waterfront. Complete a Land Use study, and Open Space and Recreation Plan for the waterfront, and Connectivity study to the waterfront. Review and revise the preservation law. The final step would be to rezone the property.</li> </ul> <p>A minor recommendation involves recommitting to the Hudson Valley Greenway and improving certain trails.</p> <p>General recommendations include making the sustainability section clearer, narrowing down recommendations, and having text defend those recommendations.</p> <p><b>DRAFT Governance</b> Reviewers:</p> <ul style="list-style-type: none"> <li>• Mary Beth Murphy</li> <li>• Richard Bass</li> <li>• Trustee Fleisig (Optional Reviewer)</li> </ul>	<p>MJ will incorporate the Committee comments and recommendations.</p>
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<p style="text-align: center;"><b>Committee Comprehensive Plan Comments Presentation</b></p>	<p>It was suggested that an explanation of the section’s purpose would be helpful along with a consistent overview of the various boards.</p> <p>Any discussion of zoning should involve specific recommendations.</p> <p>General recommendations include consolidating recommendations and inserting useful information within the small boxes. It was suggested that the Covid section be omitted.</p> <p>A member suggested that the MS4 regulations be explained.</p> <p><b>DRAFT Implementation</b> Reviewers:</p> <ul style="list-style-type: none"> <li>• Mary Beth Murphy</li> <li>• Trustee Fleisig</li> </ul> <p>A general recommendation was to reformat the numbering for the document.</p> <p>Requested that a consistency study be alongside the Comprehensive Plan.</p> <p>Members suggested that the Board of Trustees can take on the role of the Implementation Committee. It was also noted that just listing partners will suffice since the Village will always be involved in implementation projects.</p> <p>It was suggested that the Comp Plan be reviewed every 10 years.</p> <p>Review and consider recommendations of the Housing Committee since they are only an advisory board.</p> <p>A member suggested softening the language for the View Preservation Ordinance.</p> <p>A general suggestion was to be more specific with examples for recommendations.</p> <p>Another suggestion included the expansion of the Green Development Zone for understanding.</p>	<p>MJ will incorporate the Committee comments and recommendations.</p>
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<p><b>Committee Comprehensive Plan Comments Presentation</b></p>	<p>A member noted that the Complete Streets Policy would not need to be updated.</p> <p>It was clarified that the Lead for the Waterfront would be the Trustees and Planning Board.</p>	<p>MJ will incorporate the Committee comments and recommendations.</p>
<p><b>Discussion of Public Meeting #4/Committee Public Hearing</b></p>	<p>Jaclyn Hakes (MJ) provided an overview of the Committee Public Hearing.</p> <p>The next Committee Meeting, MJ will update Version 3 of the Draft Plan for Committee review before the next Committee Meeting.</p> <p><b>Upcoming Committee Meeting</b></p> <ul style="list-style-type: none"> <li>• May 15<sup>th</sup></li> </ul> <p><b>Public Meeting #4 – Committee Public Hearing</b></p> <ul style="list-style-type: none"> <li>• This meeting will be scheduled once the Committee decides the draft Comprehensive Plan is ready for public review.</li> <li>• The draft Comprehensive Plan may have more iterations before it is ready for public review</li> </ul>	<p>N/A</p>
<p><b>Committee Tasks</b></p>	<p>Jaclyn Hakes (MJ) provided an overview of tasks for the committee members.</p> <p><b>Revisions to Draft Comprehensive Plan</b></p> <ul style="list-style-type: none"> <li>• MJ to incorporate committee member comments into 3<sup>rd</sup> draft</li> </ul>	<p>N/A</p>
<p><b>Next Steps</b></p>	<p>Jaclyn Hakes (MJ) provided an overview of the next steps.</p> <p><b>Revisions to Draft Comprehensive Plan</b></p> <ul style="list-style-type: none"> <li>• 3<sup>rd</sup> Draft Preparation by MJ</li> <li>• Committee Review</li> </ul> <p><b>Upcoming Committee Meetings</b></p> <ul style="list-style-type: none"> <li>• May 1<sup>st</sup></li> </ul>	<p>MJ will work with the Committee to reschedule May Committee Meeting.</p>

<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>Given the timeline, what will happen on May 15? MJ answered that the Committee will discuss any comments for the 3<sup>rd</sup> Draft and consider scheduling a Public Hearing. The Public Hearing would be in person.</li> <li>What would be the function of any input that the Public could provide at that time? Where is room for incorporating that feedback.</li> <li>Have the Public Comment time be more than 3 minutes.</li> </ul> </li> </ul> <p>Committee, Chair Ray Dovell thanked those in attendance and closed the meeting.</p>	<p>N/A</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	<input checked="" type="checkbox"/>

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	<input checked="" type="checkbox"/>
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"/>
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