

VILLAGE OF HASTINGS-ON-HUDSON

COMPREHENSIVE PLAN UPDATE & LOCAL WATERFRONT REVITALIZATION PROGRAM

MEETING SUMMARY

Purpose: Comprehensive Plan Update (CPU) and LWRP Committee Meeting #15
Date and Time: February 7, 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
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 • Mary Beth Murphey • Christopher Thomas • Samantha Merton • Meg Walker • Meghann Donahue • Natalie Barry • Sarah Dupere Ostro • Trustee Fleisig • Richard Bass • John Patrick Diggins <p>MJ Engineering and Land Surveying, P.C. (MJ), 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 • 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 January 3, 2024, approved.</p>
<p>Hastings-on-Hudson Affordable Housing Committee Presentation</p>	<p>Christina Griffin of the Affordable Housing Committee gave a presentation on the proposed goals and implementation strategies to coordinate with the Comprehensive Plan update.</p> <p>Proposed Housing Goals:</p> <p>Goal 1: Ensure a balanced approach to development and preservation.</p> <ul style="list-style-type: none"> • Policy 1A: Balance the preservation of the neighborhood character and quality of life in the Village with the need for additional housing units. <ul style="list-style-type: none"> ○ Action 1: Coordinate with the School District’s planning efforts regarding enrollment and budget to properly plan for future development. ○ Action 2: Target redevelopment strategies in areas supported by infrastructure and transit. ○ Action 3: Review conflicts of the view preservation ordinance with the development of new housing. ○ Action 4: Update zoning map to reflect current permitted uses. • Policy 1B: Incentivize and encourage Village-wide housing unit increase consistent with regional population increases. <ul style="list-style-type: none"> ○ Action 1: Encourage reuse of underutilized properties for multi-family housing. ○ Action 2: Study the potential for development of affordable and middle-income “workforce” housing on Village-owned properties including municipal and commuter parking lots. ○ Action 3: Identify and resolve existing regulatory barriers to the development of affordable and workforce multi-family housing. ○ Action 4: Consider modifications to existing zoning to enable 	<p>MJ will continue to integrate the HAHC recommendations within the Comprehensive Plan where appropriate.</p>

<p>Hastings-on-Hudson Affordable Housing Committee Presentation (Cont'd)</p>	<p>rehabilitation and expansion of older buildings in the downtown area.</p> <ul style="list-style-type: none"> ○ Action 5: Identify and resolve impediments in the Village Zoning Code to the development of Accessory Apartments, a/k/a ADUs. ○ Action 6: Identify obstacles to housing development in land use board approvals and administrative processes. ○ Action 7: Study the impact on new development of the recently enacted Town law requiring new condos and coops to be taxed at a higher rate than the existing condo and co-op housing stock. <p>Goal 2: Create a more diverse housing stock.</p> <ul style="list-style-type: none"> ● Policy 2A: Diversify the types of housing available for all residents across different ages, abilities, income levels and household types, within the Village. <ul style="list-style-type: none"> ○ Action 1: Consider changes to zoning regulations to include a diverse range of housing types, such as: live-work units in the downtown, co-housing with shared support facilities and communal spaces, intergenerational layouts in single family homes (two kitchens), senior accessible units, assisted living, and micro-apartments. ○ Action 2: Identify and analyze infill opportunities in and near the downtown area for mixed-use. ● Policy 2B: Remove barriers to inclusionary zoning practices. <ul style="list-style-type: none"> ○ Action 1: Analyze floor area and similar incentives for the inclusion of affordable and workforce housing units in areas that allow for higher density uses consistent with Village neighborhood-scale. See third Action item under Policy 1A above (conflicts of view preservation law with development of new housing). 	<p>N/A</p>
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<p>Hastings-on-Hudson Affordable Housing Committee Presentation (Cont'd)</p>	<p>Goal 3: Promote a more diverse and inclusive residential population.</p> <ul style="list-style-type: none"> • Policy 3A: Incentivize creation of more affordable housing units. <ul style="list-style-type: none"> ○ Action 1: Explore potential modifications to the Village’s Fair and Affordable Housing policy that specifies the number of affordable units required for new developments; See action item under Policy 2B above (incentivizing more affordable units). ○ Action 2: Review zoning code to ensure that in new developments, affordable and workforce housing units are interspersed among those that are market rate, as opposed to clustered together or physically separate from other housing units, in all zoning districts which accommodate residential development. ○ Action 3: Explore opportunities to access affordable housing funding assistance from County, State and Federal government. ○ Action 4: Review and update the Village’s Affordable Housing Ordinance. <p>A Committee member inquired about the form that funding assistance from the county or federal government usually takes (e.g. Loan).</p> <p>Christina Griffin (HAHC) stated that there are multiple funding opportunities for affordable housing projects, but there has not been a concerted effort to explore more funding options therefore this action stands as a “to-do” item.</p> <ul style="list-style-type: none"> • Policy 3B: Supporting aging in-place populations. <ul style="list-style-type: none"> ○ Action 1: See fifth Action Item under Policy 1B above (Identifying impediments in the Village Zoning Code to the development of ADUS). 	<p>N/A</p>
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<p>Hastings-on-Hudson Affordable Housing Committee Presentation (Cont'd)</p>	<ul style="list-style-type: none"> ○ Action 2: Promote community awareness of assistance programs for seniors aging-in-place, including property tax exemptions, accessibility modification and home repair programs. ● Policy 3C: Support housing access for residents and families of modest means. <ul style="list-style-type: none"> ○ Action 1: Support the Village Affordable Housing Committee in promoting first-time homebuyer education and grant/incentive programs in the Village. ○ Action 2: Promote community awareness of rental assistance programs to help individuals locate affordable units within the Village. <p>Goal 4: Enhance transportation options and connectivity.</p> <ul style="list-style-type: none"> ● Policy 4A: Develop creative, multimodal solutions aimed at reducing car-dependency, minimizing parking demands, and increasing connectivity to destinations within the Town and Villages and beyond. <ul style="list-style-type: none"> ○ Action 1: Conduct a parking analysis in identified redevelopment areas of the downtown area and in areas that have an opportunity for mixed-use development and/or housing. ○ Action 2: Work with developers and property owners to determine the number of spaces to provide based on user demands and provide an incentive for more efficient management, including allowing developers to pay “in lieu” fees, which can help fund off-site municipal parking facilities, as an alternative to providing on-site parking. ○ Action 3: Review zoning districts to expand shared-parking opportunities. 	<p>N/A</p>
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<p>Hastings-on-Hudson Affordable Housing Committee Presentation (Cont'd)</p>	<ul style="list-style-type: none"> ○ Action 4: Expand bicycle and pedestrian infrastructure to improve access without using an automobile. ○ Action 5: Reduce parking requirements in areas with transit infrastructure. ○ Action 6: Evaluate car-ownership alternatives like car-sharing (e.g. Zipcar) in higher density areas. <p>A discussion arose between Chrstitina Griffen (HAHC) and the committee regarding the cost of parking spaces can increase the costs of affordable housing. The action of reduced parking spaces would help advocate for more affordable housing.</p> <p>The Committee discussed the idea of establishing a goal for a number of affordable and workforce housing units within a period of time.</p> <p>The Committee talked about incentives to develop affordable housing opportunities and the approval process for builders in Hastings-on-Hudson.</p> <p>A comment was made by the Committee that Dobbs Ferry has village-owned property to be used for affordable housing. MJ stated that Village owned properties in Hastings-on-Hudson can easily be identified.</p> <p>A Committee member expressed it is important to explain why the community needs economic diversity.</p> <p>A Committee member suggested that the concept of aging in-place be diversified for those who wish to downsize and to consider this population in affordable housing options.</p> <p>A Committee member suggested the goals be included in the Comprehensive Plan. Christina Griffen (HAHC) stated that the general goals are needed in the Comprehensive Plan to prevent conflicts in zoning changes. MJ added that the recommendations in the plan are broader with the intent to accommodate more specific items the Housing Committee might determine are needed after the Plan has been adopted. Several action items cross over topic areas but if the Committee</p>	<p>N/A</p>
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	<p>feels these items should be tied together more tightly, this can be accommodated.</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"> • Spring 2024 – Draft LWRP components and Preliminary Draft Comprehensive Plan provided to the committee, Public Hearing, Final Comprehensive Plan, Preliminary Draft LWRP, Adoption of Plan <p>Remaining Committee Meetings (Anticipated)</p> <ul style="list-style-type: none"> • March 2024 - CPU/LWRP Committee #16 <ul style="list-style-type: none"> ○ Purpose: 2nd Draft Comprehensive Plan provided to Committee (mid-March) ○ Committee Pair Review of Comp Plan Chapters ○ Materials Submitted: Revised Draft Comprehensive Plan • April 2024 - CPU/LWRP Committee <ul style="list-style-type: none"> ○ Purpose: Committee Pair Presentations to Committee ○ Committee Comments to MJ • May 2024 – CPU/LWRP Committee <ul style="list-style-type: none"> ○ Purpose: 3rd/ potential Final Committee Draft Comprehensive Plan ○ Consider scheduling Committee Public Hearing <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"> • Village Board of Trustees Public Hearing • Compliance with SEQRA • GML 239-M County Planning Board Referral • Plan Revisions as appropriate <p>Remaining Committee Public Engagement (Anticipated)</p>	<p>MJ will send the pair section assignments following the meeting.</p>

	<ul style="list-style-type: none"> ● Public Engagement #4 – TBD <ul style="list-style-type: none"> ○ Spring 2024 ○ Draft Comprehensive Plan for public viewing in advance ○ Committee Public Hearing on Draft Comprehensive Plan <p>Committee Chair, Ray Dovell initiated the committee pairing for the Comprehensive Plan section review. Each committee member present shared their preference for section review pairings.</p>	
<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"> ● Section I: Waterfront Revitalization Area and Harbor Management Area Boundaries <ul style="list-style-type: none"> ○ Draft Provided/Revisions In Progress ● Section II: Inventory and Analysis <ul style="list-style-type: none"> ○ Draft Submitted/Revisions In Progress ● Section III: Local Waterfront Revitalization Policies <ul style="list-style-type: none"> ○ Draft Submitted/Revisions In Progress ● Section IV: Proposed Land and Water Uses and Proposed Projects <ul style="list-style-type: none"> ○ Draft in progress – To be submitted in March ● Section V: Techniques for Local Implementation of the Program <ul style="list-style-type: none"> ○ Draft Submitted/Revisions in Progress ● Section VI: State and Federal Actions and Programs Likely to Affect Implementation <ul style="list-style-type: none"> ○ Language provided by State – submitted December ● Section VII: Local Commitment and Consultation With Other Affected Federal, State, Regional, and Local Agencies <ul style="list-style-type: none"> ○ Draft Submitted 	<p>N/A</p>

<p>Draft Comprehensive Plan Update</p>	<p>Jaclyn Hakes (MJ) provided an overview of the key items for the next draft.</p> <p>Key Items for Next Draft</p> <ul style="list-style-type: none"> • Acknowledgements page (with DOS attribution) • Additional graphics/icons • Completion of implementation table • Smart Growth Principles Table • Icon to identify recommendations aligning with Smart Growth Principles • Climate Smart Communities Table • Icon to identify recommendations aligning with Climate Smart Communities requirements • Draft List of Appendices: <ul style="list-style-type: none"> ○ Community Profile ○ Public Participation Plan ○ Online Community Survey Summary ○ Stakeholder Meeting Summaries ○ Public Meeting/Workshop Summaries ○ Previous Planning Accomplishments from Village 	<p>MJ will continue to review comments submitted from committee and integrate updates into the upcoming draft to be submitted.</p>
<p>Review of Committee Prioritization Exercise Results</p>	<p>Jaclyn Hakes (MJ) provided an overview of the results from the Preliminary Recommendation Prioritization exercise.</p> <p>Committee members used an online generated prioritization exercise to identify which recommendations should be initiated in the Short Term (0-2 Years), Medium Term (2-5 Years), or Long Term (5-10 Years).</p> <p>This is directly related to the initiation of recommendations only, (not completion) as the recommendations in each chapter will likely be multi-year projects with undetermined timelines.</p> <ul style="list-style-type: none"> • The data received from this exercise, coupled with public input, will be used to complete the implementation table for the Comp Plan. • The categorization of each recommendation will give guidance to the Village as to which recommendations to initiate in the Short Term (0-2 Years), Medium Term (2-5 Years), or Long Term (5-10 Years). 	<p>N/A</p>

<p>Review of Committee Prioritization Exercise Results (Cont'd)</p>	<p>History and Placemaking Committee Identified Priority Recommendations:</p> <ul style="list-style-type: none"> • P2: Identify Locations for well-connected public space that supports gatherings, cultural performances, and farmers markets. • P3: Update streetscape (street trees, pedestrian/bike facilities, etc.) on main routes and important thoroughfares. • * Recommendation P1 received the same number of votes in the “0-2” and “2-5” year categories. <p>Housing Committee Identified Priority Recommendations:</p> <ul style="list-style-type: none"> • All recommendations in Housing were identified as priority recommendations. <p>Economic Vitality Committee Identified Priority Recommendations:</p> <ul style="list-style-type: none"> • E1: Revise the Village Zoning code to promote mixed use development in commercial areas. • E4: Prepare a soft sites study identifying areas not maximizing build-out under zoning and potential locations for redevelopment. • E5: Conduct a study identifying potential areas suitable for both commercial development and higher-density residential development. • E7: Foster communication among landlords, business owners and Village to mitigate turnover and vacant commercial spaces and identifying incentives. <p>Sustainability and Resiliency Committee Identified Priority Recommendations:</p> <ul style="list-style-type: none"> • S1: Continue to support Climate Smart Community Task Force Efforts. • S3: Conduct a feasibility study identifying Village parking areas (including rail commuter lots) as candidates for green infrastructure elements implementation. • S5: Prepare a study evaluating potential flood hazard mitigation areas and strategies. • S6: Undertake study of storm sewers and green infrastructure approaches to manage stormwater. 	<p>N/A</p>
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<p>Review of Committee Prioritization Exercise Results (Cont'd)</p>	<p>Recreation Committee Identified Priority Recommendations:</p> <ul style="list-style-type: none"> • No recommendations in Recreation were identified as a priority. • * Recommendation R4 received the same number of votes in the “2-5” and “5-10” years categories. <p>Connectivity, Mobility, and Access Committee Identified Priority Recommendations:</p> <ul style="list-style-type: none"> • C1: Update the complete streets policy (2014). • C3: Continue supporting circulation improvements identified in the 2011 Comprehensive Plan. • * Recommendation C4 received the same number of votes in the “0-2” and “2-5” years categories. <p>The Waterfront Committee Identified Priority Recommendations:</p> <ul style="list-style-type: none"> • W4: Improve regular coordination with waterfront property owners. • W7: Revise the zoning districts along the waterfront to be consistent with the Waterfront Rezoning Committee’s preliminary site plan. • * Recommendation W5 received the same number of votes in the “0-2”, “2-5”, and “5-10” years categories. <p>A Committee member expressed concern with how some goals interact and how to identify what needs to be done, their priority, and the order in which they will be done.</p> <p>MJ stated that a zoning diagnostic could be helpful for a community to identify misalignment within the zoning. Through this process conflicting recommendations can be identified, and the community can decide critical elements to focus on.</p> <p>A committee member suggested that this should be articulated in the Comprehensive Plan to provide a better understanding of the intended relationship and execution plan for the recommendations.</p>	<p>N/A</p>
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<p>Review of Committee Prioritization Exercise Results (Cont'd)</p>	<p>Another committee member suggested including the zoning diagnostic as one of the recommendations and conducting a priority survey for the Committee.</p> <p>The Committee discussed the structure of the prioritization exercise and identify the recommendations as short, medium, and long term rather than by time frame.</p> <p>Jaclyn Hakes (MJ) recapped to Committee members that this long-term plan should anticipate what the community might want to explore, evaluate, or need within the timeframe.</p> <p>The Committee discussed changing language to reflect continuous recommendations or initiation recommendations.</p>	<p>The Committee will conduct another Prioritization Exercise in which the recommendations are prioritized on short, medium, and long-term and Committee members are to choose their top 5 priorities.</p>
<p>Discussion of Committee Comprehensive Plan Comments</p>	<p>Jaclyn Hakes (MJ) provided an overview of the Comprehensive Plan Committee member comments.</p> <p>Overview of Committee member comments received to date:</p> <ul style="list-style-type: none"> • Formatting, text editing and sentence revision • Additional Village history information • Updating placeholder pictures • Inclusion of demographic data from surrounding municipalities, County and State • Inclusion of Executive Summary • Reference Hastings as “The Village” or “Hastings-on-Hudson” only • Hyperlinks to Village documents when referenced in Comprehensive Plan • Additional information and descriptions of Village resources • Use of alternative descriptive terms (e.g underutilized instead of vacant) • Connectivity to Yonkers • * Conflicting comments regarding creation of a historic landmark district <p>The Committee discussed the pros and cons of creating a historic landmark district and the scale in which the historic landmark district would cover.</p> <p>MJ inquired about the process of identifying locally significant historic structures within the Village and</p>	<p>N/A</p>

	suggested the investigation of tools to find a consensus for identifying local significant historic structures.	
Discussion/Scheduling of Public Meeting #4/Committee Public Hearing	<p>Jaclyn Hakes (MJ) provided an overview of the Committee Public Hearing.</p> <p>Public Meeting #4 – Committee Public Hearing</p> <ul style="list-style-type: none"> • This meeting will be scheduled once the Committee decides the draft Comprehensive Plan is ready for public review • The draft Comprehensive Plan may have more iterations before it is ready for public review 	N/A
Committee Tasks	<p>Jaclyn Hakes (MJ) provided an overview of tasks for the committee members.</p> <p>Draft Comprehensive Plan</p> <ul style="list-style-type: none"> • Committee Pairing – self identified • Provide feedback on 2nd DRAFT Comprehensive Plan – email MJ • Provide additional input on priority recommendations 	N/A
Next Steps	<p>Jaclyn Hakes (MJ) provided an overview of the next steps.</p> <p>Revisions to Draft Comprehensive Plan</p> <ul style="list-style-type: none"> • 2nd Draft Preparation by MJ • Committee Pair Review <p>Continue preparation of LWRP sections</p> <ul style="list-style-type: none"> • Section IV to be submitted March <p>Upcoming Committee Meetings</p> <ul style="list-style-type: none"> • March committee meeting will not be held. 	Committee agreed to waive March meeting date and will reconvene in April.
Public Comment	<p>There will be a dedicated time for public comment at each CPU & LWRP meeting.</p> <ul style="list-style-type: none"> • Member of public, commented: <ul style="list-style-type: none"> • Noted that the meeting was not streamed live and that there was a delay. • Expressed concern that the process is being compressed. 	N/A

	<ul style="list-style-type: none"> • Expressed concern that affordable housing is standing in for the larger housing issues in general. • Explained it would be useful to know what about the approval process is daunting to builders. • Expressed there is no space to take public comment at this point in the process and absorb or change direction, but noted that the opportunity has been there for the public to join in the previous 2 years. • Inquired about who would conduct the zoning diagnostic. • Inquired about extending the timeframe for the Committee. <p>Committee, 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:

Nora Culhane Friedel, 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	
Trustee Fleisig	<input checked="" type="checkbox"/>
Chris Thomas	<input checked="" type="checkbox"/>

Dave Gunton	
Edward Kuch	
John Patrick Diggins	<input checked="" type="checkbox"/>
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	<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