



# Village of Haverstraw

## Downtown Waterfront Development Concept Plan

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**COMMITTEE MEETING #3**  
OCTOBER 5, 2017, 6:00 PM  
VILLAGE HALL

### *Summary Notes*

Meeting Attendees:                    Committee: Michael Kohut, Joel Santana, Dio Dominguez, Emily Dominguez, Renee Comack, Francisco Batista, and Ed Molina  
    Consultant: Michael Welti, AICP and Ted Kolankowski, RLA LEED AP (Barton & Loguidice)  
    Others: None

This was the third meeting of the Committee that was established by the Board of Trustees to prepare a Concept Plan for approximately 9 acres (+/-) of vacant property the Village owns along the Hudson River. The two parcels, located between the end of Main Street and the Hudson River immediately north of Emiline Park, are the last significant waterfront parcels available for development. As part of its overall revitalization strategy, the Village seeks to define how mixed-use, mixed-income residential and commercial development and public waterfront access can be combined to create a project of lasting value for the community at this critical location. The creation of the Concept Plan will ensure that future development of the property is in accordance with the Village's existing and desired community character.

The meeting agenda included the following items:

- Welcome and Agenda Review
- Committee Business
- Public Workshop Results
- Waterfront Development – Preliminary Concepts
- Next Steps
- Public Comment
- Wrap-up and Adjournment

Mr. Welti reviewed the agenda for this meeting.

### ***Committee Business***

The committee reviewed the meeting notes from June 19<sup>th</sup> and agreed that they were complete. Mr. Welti suggested that they be posted on the Downtown Waterfront Development project page of the Village's new website. A hardcopy should also be on file at Village Hall.

Ms. Dominguez asked Mr. Welti to email her .pdf versions of the meeting notes from both the May 30<sup>th</sup> and June 19<sup>th</sup> Committee Meetings so that she can update the website. She also requested the summary notes and the PowerPoint presentation from the July 25<sup>th</sup> Public Workshop. Mr. Welti agreed to send these items by early next week.

### ***Public Workshop Results***

Mr. Welti distributed copies of the summary notes from the July 25<sup>th</sup> Public Workshop (they were previously emailed to the Committee) and reviewed the ideas that were generated during the breakout group discussions. He noted that this review of the results from the Workshop would help them refocus on the community's desires and ideas as they start to consider alternative conceptual approaches to development of the study area. Committee members were encouraged to help clarify and interpret the public comments for the benefit of the consultant team.

After reviewing the notes, Committee members began to summarize some of the important themes that they heard: Creating an attraction that brings people to Haverstraw is perhaps most important, taking advantage of the water and the unique riverfront setting, enhancing the economic vitality of existing downtown, improving the quality of life for Village residents, and being realistic to ensure that the vision is something that can get done. Mixed-use development, including some housing for seniors and millennials (low stress on schools), was favored; and creative design approaches, such as the use of roof tops as public spaces, were encouraged by the public in attendance at the workshop. Everyone agreed that the workshop was successful in generating a lot of good ideas and enthusiasm for the potential of the waterfront.

### ***Waterfront Development – Preliminary Concepts***

Since the Public Workshop, and based on the input received that night, B&L started sketching out some alternative concepts for the waterfront site. Tonight, Mr. Welti noted, they wanted to review and discuss the various alternatives with the Committee and consider elements from the alternatives that could become part of a favored approach to development there. This discussion and the ideas generated together would then inform the next iteration of the conceptual design.

Mr. Kolankowski distributed copies of the preliminary sketches and reviewed them with the Committee. As he described the elements shown, members of the Committee asked questions and provided feedback and suggestions.

There was considerable interest in one of the alternatives (4<sup>th</sup> page) that showed an extension of the Village street network onto the site with a somewhat greater intensity of development than was shown on the other sketches. It was noted that this idea still leaves room for many of the public spaces and amenities shown in the other alternatives, but it makes the site more actively used year-round. It also would be likely to make the project more attractive to potential developers. Because of the concerns about sea level rise, it was suggested that the whole area (streets, buildings, public spaces) could be elevated and parking could be constructed below the whole "plaza". If this was possible, the streets on the plaza could be pedestrian-only much of the time.

### ***Next Steps***

The next Committee Meeting was tentatively scheduled for **Monday, November 13<sup>th</sup> at 6:00 PM**. The meeting will be held at Village Hall. Based on the discussion and ideas shared tonight, B&L will begin to develop a preferred concept and an outline of the Draft Concept Plan. A second public workshop, to review the preferred concept with the community, will be scheduled for early December.

### ***Public Comment***

There were no members of the public in attendance at this meeting.

### ***Wrap-up and Adjournment***

The meeting was adjourned at approximately 8:00 PM.