



Village of Haverstraw

Downtown Waterfront Development Concept Plan

COMMITTEE MEETING #4
NOVEMBER 13, 2017, 6:00 PM
VILLAGE HALL

Summary Notes

Meeting Attendees: Committee: Michael Kohut, Emily Dominguez, Joel Santana, Dio Dominguez, Claudia Depkin, Francisco Batista, and Ed Molina
Consultant: Michael Welti, AICP (Barton & Loguidice)
Others: None

This was the fourth 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
- Draft Waterfront Development Concept Plan
- 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 October 5th and agreed that they were complete. Ms. Dominguez asked Mr. Welti to email her a PDF version of the notes so that she can update the project website.

Draft Waterfront Development Concept Plan

Mr. Welti distributed copies of a draft concept plan that B&L prepared based on the committee's discussion at the October 5th meeting. He reviewed the key features of the concept plan as described in pages 4-6 of the draft document and illustrated in two attached graphics (plan view and cross-section). Overall the committee was very pleased with the concept plan. They noted that it does a great job of capturing the ideas from the public and the committee's discussion of alternatives at the last meeting.

The committee discussed various aspects of the plan and had the following suggestions:

- In addition to pedestrian connectivity, it would be good to mention bicycle access in the text.
- It was noted that there is a development project on Route 17 (Main Street) in Sloatsburg that is a nice example in the region.
- In addition to the estimated building square footages shown on the concept plan, it would be good to know percentages of the site that are developed as structures and that remain greenspace in the concept plan.
- It would also be good to have an order of magnitude cost for a development such as the one shown on the concept plan – for example, is this a \$100 million project?
- The area immediately east of the Post Office and Library – the terminus of the view down Main Street – could use some more definition. This area is important because it is what would attract people to the site from downtown (and vice versa). Perhaps show how the top of a building there could be utilized as a public plaza of some sort. Maybe there needs to be some small storefronts or cafés around the northern and southern edges to provide definition and activity. Perhaps something iconic like a clock tower that draws interest without obscuring views of the river valley from Main Street.

The committee also discussed whether additional graphics could be produced to help the public and potential developers visualize what this concept would look like from different vantage points. Could a 3D model of the concept be produced? What kinds of computer visualizations could be created? Mr. Welti said that he would work with Ted Kolankowski to develop a few options and estimated costs. He noted that the current budget for the project is already spent, so these graphics would need to be done as additional services. The committee understood this and was receptive to finding additional funding depending on the cost estimates that B&L provides for the various graphic options.

Next Steps

The committee discussed next steps for this project. It was agreed that a public workshop should be convened soon after the New Year to present the concept plan to the community. Getting public support for the vision illustrated in the draft concept plan would be a tremendous asset for this project. If the Village can go out to the development community next year with a strongly supported community vision for the development of this site, the site's value to potential developers will be enhanced. With the upcoming holidays fast approaching, the committee felt that a public workshop should wait until January. This would give B&L time to develop some helpful graphics (as discussed above) and the committee time to generate interest in the workshop. A date and location for the public workshop will be determined in December.

In addition to the public workshop and finalization of the Concept Plan after that, the committee discussed ways to advance the potential development of this site next year. New zoning for the site should be prepared. Design standards, or a form-based code, would be appropriate mechanisms for ensuring that the envisioned urban design and architectural character of the concept plan is executed in the actual development. The Village could also prepare a Generic Environmental Impact Statement (GEIS) for development consistent with the Concept Plan, easing the environmental review process (and making the site more attractive) for a future developer. The Village could pursue additional grant funding from the Hudson River Valley Greenway or from other sources such as the NYSDEC Hudson River Estuary Program, NYSERDA, or Empire State Development to help defray the cost of these possible next steps.

Given the many options for moving forward, the committee decided that their preferred approach would be to engage the development community in this discussion. It was suggested that a “developer showcase” could be organized in the spring. The showcase would include a presentation of the concept plan, a walking tour of the Village and the waterfront site, and a facilitated discussion with developers about how to proceed. Working with Village partners such as Rockland County Economic Development and the Mid-Hudson REDC, invitations to the showcase could be sent to developers around the NY metro region that have the demonstrated ability to accomplish complicated projects such as this one.

Public Comment

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

Wrap-up and Adjournment

The meeting was adjourned at approximately 7:30 PM.