



Village of Haverstraw

Downtown Waterfront Development

Concept Plan

PUBLIC INFORMATION MEETING #2

MARCH 14, 2018 7:00 PM

HAVERSTRAW CENTER (50 W. BROAD STREET)

Summary Notes

Meeting Attendees: Approximately 45 people attended this meeting, plus members of the Project Committee and the Consultant Team (Barton & Loguidice)

Meeting Purpose:

This was the second public information meeting to present and obtain public comments on the Concept Plans developed 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 Emeline 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.

Presentation Notes:

Mayor Michael Kohut welcomed everyone to the meeting. He thanked them for taking the time to participate in this important discussion and introduced Ted Kolankowski, RLA LEED AP, Managing Landscape Architect and Project Manager from Barton & Loguidice (B&L).

Mr. Kolankowski thanked everyone for coming out on this winter evening and reviewed the agenda for the meeting. The beginning of the presentation briefly recapped the project, summarized some of the existing conditions related to the site, and reviewed some previously shown examples of the ways that communities in the Hudson Valley and beyond are rediscovering and revitalizing their waterfronts.

The new concept plan was introduced and it was stressed that the plan should not be considered a Master Plan but rather a guide for future development of the site. The various key features of the plan that were synthesized from the public workshops were presented which included:

- An anchor project at the site’s main interface with the Downtown, proposed to be a Hotel, Conference Center complex.
 - A hotel and conference/banquet facility
 - Unique pedestrian square
 - Spectacular waterfront promenade
- Creating a destination that attracts visitors and economic activity to the Village year round
- Ensuring the development is well-connected to the heart of the Village
- Interconnecting road systems with the Village street network
- Establishing a gathering space between the new buildings on the site – a public square or “piazza”
- The envisioned pedestrian square would create a new public gathering space for the Village in the heart of the waterfront site.
- Providing a variety of waterfront and water-based uses
 - Canoes and kayaks,
 - Small pleasure boaters from out on the Hudson,
 - Tour boats or cruises that someday sail the Hudson will be able to dock at the site.
- The proposed boathouse and small boat launch may accommodate for rowing teams and regattas
- Incorporating shoreline stabilization and other resiliency techniques to limit future erosion.
- Elevating future buildings and most hardscape out of areas that are likely to flood.

Following the details of the new concept plan suggested next steps for the project were presented including:

- **Determine the Role of the Village** – level of Village control over the site
- **Zoning Amendment** – the current Waterfront Development (WD) Zoning is not adequate to ensure the type of development envisioned for this site. Create new zoning for this site – traditional code with design guidelines/standards or Form-based Code
- **Generic Environmental Impact Statement (GEIS)** to address SEQR and establish a fast track for private investment
- **Developer Outreach** –Developer Engagement Site Visits and Workshops

Following the PowerPoint presentation, a brief video presentation featuring a tour of digital model created based on the proposed concept plan was shown. Once the video presentation was completed, the meeting was opened to public comment and questions.

Public Comments, Questions and Responses:

- Traffic is already an issue, how are we going to get traffic in and out on Main Street? *(Comment noted, one of the next steps would be to analyze traffic impacts as part of a Generic Environmental Impact Statement)*
- Are you altering the existing bike path? *(The bike path will be incorporated into the 'Greenway Trail' illustrated on the concept plan to be located along the entire project water frontage.)*
- A concern was mentioned that an increase in housing will affect the school system. *(Comment Noted one of the next steps would be to analyze community impacts as part of a Generic Environmental Impact Statement)*
- What are the next steps? The concept plan looks great but how do we make it work? How do we make it more than a vision? *(There are a number of next steps to consider referring to the 'Next Steps' slide and Mayor Kohut's comments.)*
- One of the draws Haverstraw is one hour away from the City how can we draw people to Haverstraw? *(Comment Noted)*
- What will happen to the houses on Alison Street? *(The disposition of any properties around the project site has not been decided, this is still just a development concept.)*
- How are we paying for this? *(We would be looking to team with private investors and obtain grants such as the Downtown Revitalization Initiative (DRI) from various state and federal economic development and revitalization agencies.)*
- Would you consider hiring a professional for grant writing? *(The Village has a professional Grant Writer. In addition our consultants write grants.)*
- Do you have playgrounds in the site? *(The concept plans include extensive active and passive recreation opportunities, while there were no specific proposed playground locations, there is ample space in public areas for them to be included.)*
- Who owns the properties now? *(The Village of Haverstraw owns the two parcels that make up the project site.)*

General Comments:

- Kingston and Beacon are similar communities with downtown nodes and each has distinct separation from uptown, midtown and waterfront. We should consider learning from their successes.
- The site is in close proximity to downtown and has potential. We need to look at the vision not for 5 years but for 10, 15 years.
- Note the walkability of the project, and that Haverstraw has a very high 76% walkability score.
- There is no better place than this site for such a project. We all know in Newburgh where you can walk into the river and this site has the same features but have many more advantages. Mayor Mike has done a great job marketing and developing for this site.
- One comment was to add a hotel and spa like the one in New Jersey called SOJO since there is an existing banquet down the road and could compete with it.
- There are currently two B&B's and they are the only in Rockland County which makes it hard for family members who are visiting to find a place to stay. Hotel doesn't need to be huge but should accommodate 50 rooms. Younger generations/millennials want an easy B&B experience.
- There are several local listing for Air B&B in the Village and the surrounding area.
- Commenter supported that the Village is taking control over site to attract developers that will better fit the Village vision for redevelopment.
- The Former Village Mayor recalled the history of site and mentioned he was always bothered that the site was industrial and couldn't be used for other types of development.

Following the Q&A, Mayor Kohut and B&L reviewed the next steps for the project:

- Determine the Role of the Village – level of Village control over the site
- Zoning Amendment – the current Waterfront Development (WD) Zoning is not adequate to ensure the type of development envisioned for this site. Create new zoning for this site – traditional code with design guidelines/standards or Form-based Code.
- Generic Environmental Impact Statement (GEIS) to address SEQR and establish a fast track for private investment
- Developer Outreach – Developer Engagement Site Visits and Workshops

The meeting was adjourned at approximately 9:00 PM.