

Review Project Scope, Timeline, and Budget

Mr. Welti reviewed the project scope, timeline, and budget with the Committee. He noted that the Committee would meet approximately once a month – four times over the 6 months anticipated for this process. He described the various tasks – Project Coordination, Information Gathering, Community Outreach, and Concept Plan Development – and how they relate to one another and lead to the final product. Particular emphasis was placed on the importance of community involvement, with two public workshops/meetings planned as part of the process.

Information about the Site and Surrounding Area

The Committee discussed what is known about the site and the surrounding area. There are actually two properties that comprise most of the site. The Damiani property was acquired by the Village in 2015. It was once the site of a fuel storage facility. The Village has a copy of the Phase 1 Environmental Report for this property which indicated no contamination found. The Chair Factory property was once the site of the Empire State Chair Factory, a relatively large facility that closed in the 1990s. The Village acquired the property in 2009. There is also a Phase 1 for this property which indicates no contamination issues. B&L will get copies of the Phase 1 reports from the Village.

Other topics discussed were:

- Fill on the site is from the GDC project and from the streetscape project that is currently under construction downtown.
- Bowline Pond – part of this is owned by the Village. Use of the pond is limited by the Village’s agreement with the power company. The power company is considered a good neighbor.
- Flood elevations – B&L shared information from the Scenic Hudson Sea Level Rise Mapper. It will be important to take this into consideration as ideas for the site are developed. Mr. Kolankowski told the committee that he would send the Committee some links to presentations from a recent conference he attended that focused on sea level rise and waterfront development along the Hudson River.
- The trail around the pond must be continued through the site to Emiline Park.
- Navigation issues – check water depth. Note - there is an as-of-right pier at Emiline Park
- Allison Avenue properties – several properties on the Hudson River side of the street are “ready to sell.”
- Ginsburg Development (GDC) is looking at a next phase of their Admiral Cove project.

Committee Discussion – Issues and Opportunities

The Committee discussed preliminary ideas for the site. Potential beneficial uses and other ideas mentioned included:

- Commercial uses – but not in competition with downtown
- Views – unsurpassed views of the Hudson River. Something to take advantage of in an appropriate way

- Restaurant – waterfront dining is always an attraction
- Destination – something to attract people and families
- Must also serve residents of Haverstraw
- Workforce housing – mixed-income housing – there was one idea proposed by Mid-Bronx Desperados
- Should be an inviting place – don't need to pay to play
- Public shoreline walkway around the point (requirement)
- Example of mixed-income housing under development in Peekskill (Kearney Development) – affordable artist lofts and market rate units, ground floor retail. All rentals managed.
- Mixed uses – a breakfast place, yoga, traditional retail (especially that would not fit in existing buildings downtown)
- A “romantic” idea
- An experiential thing – outdoor venue, amphitheater, event space
- Be careful – need to evaluate successes and failures from elsewhere
- Fisherman’s Wharf style
- Perhaps a restored pier for a future Hudson River dayliner
- Brewery – overlooking the river
- Nothing monolithic – want a variety of uses and variety of facades

Next Steps

The Committee would like to do a site walk as part of the next meeting. It was decided that that the next Committee Meeting would be held on **Monday, June 19th at 6:00 PM**. We will meet at the **library**, walk the site, and then return to the library for our meeting.

The Committee discussed the Hands-On Public Workshop and agreed that it would be appropriate to schedule this for the end of July. Mayor Kohut will check on the availability of the Community Center for July 25th or July 26th. The Committee liked the idea described by Mr. Welti for using facilitated small group discussions as a way of organizing the discussion at the workshop. Committee members were also willing to serve as translators for Spanish-speaking participants at the workshop.

Mr. Welti will send .pdf versions of the maps to members of the Committee.

Public Comment

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

Wrap-up and Adjournment

The meeting was adjourned at approximately 8:30 PM.