

Meeting Minutes
Comprehensive Plan Committee Meeting
December 5th 2007

Present: Ellen Hendrickx, Betsy Imershein, Bob Mayer, Jim Metzger, Rebecca Strutton, Kathy Sullivan, Carolyn Summers, Harry Thomas, Richard Bass.

Board of Trustees representative: Jerry Quinlan. Planning Board Representative: Bruce Dale.

Excused: Steve Corrigan, Lynda Merchant

8:10 pm The meeting was called to order, and the minutes of the 11/1/2007 meeting were accepted.

Communications: Ellen Hendrickx introduced Jackie Lhoumeau, a volunteer working with Jen Corso to develop the Comprehensive Plan Committee (CPC) Website. An early version is up at hastingsgov.org/cpc.html. It will contain links to documents and allow for feedback from village residents.

There may be a Chamber of Commerce/ Economic Development meeting on 1/16/08 at the Community Center to discuss what the community would like to happen downtown.

John Dennehey, a planner from Hudson River Valley Greenway, will attend the next CPC meeting and discuss the planning services that we can get. Angie Witkowski also recommended that the committee meet with a representative from Westchester County planning department, Kathy Sullivan delayed that meeting until after the New Year in order to focus on the planning for a spring community workshop.

Topics:

1) Kathy suggested developing a list of topics that we need to address, with the aim of dividing them up in preparation for spring community Vision Meeting. She distributed Jim Metzger and Richard Bass's CPC outline, Rebecca Strutton's framework for questions, and Kathy's outline of existing documentation and suggested next steps. These documents will be appended on the website. Kathy Sullivan will circulate a combined list of topics from Jim's and Richard's work and her own. The committee agreed to review the list of topics and start to choose a topic or topics that are of interest in order to start to be responsible for understanding the issues and concerns..

2) Jim and Richard reviewed their CPC Outline.

1) Zoning: Key to future development. What to do with land use? How should CPC interface with other committees and boards? How should we use zoning to deal with affordable housing, high end dwellings, middle class? Richard added the elements of soft-side analysis and view preservation, noting that CPC should make recommendations.

2) Infrastructure: consult with police and fire departments; review sewers.

3) Demographics: LWRP has good information. We need predictions. Whom can we attract to Hastings? Whom retain?

4) Diversity: residents are being forced out by high taxes and cost of living. Committee needs to sift through various ideas to arrive at a plan to sustain the village. Richard said we need "creative sustainability". Apartments on Maple Ave. are going co-op; could the village save some rental units at affordable rental rates. The use of accessory apartments needs review.

- 5) Economic Development: Any problem in the village comes back to parking. Further items in the outline were listed:
- 6) Open Space, Recreation & Waterfront
- 7) Transportation: Reduce dependency on cars
- 8) Schools and other cultural organizations. Municipal Services.
- 9) Community input: essential.
- 10) Outside Resources available to Hastings
- 11) Implementation: the essence of the CP

It was noted that the CP Outline is a starting point, and not locked in. Betsy Imershein's big concern was that we step back; what kind of a community do we want to be? Carolyn Summers said that land use should be the result of the CP process, and should be put further down the Outline list. Richard said that zoning [regulations] tinker with the item of the day. Carolyn had additions to the list. Ellen said economic development is key, and will keep Hastings going.

3) Kathy reviewed her 9 page outline of planning topics, with notes about data available from the 1997 Vision Plan and the 2007 draft LWRP, and items that need updating or extending.

Bob Mayer said "Do we [CPC] care about everything? Can we prioritize?" Kathy: The Vision Meeting is where we get the community information which will lead us to prioritize. The CP needs to gather the data so we can have it for the community. Betsy recommended multiple smaller neighborhood meetings so that everyone would have the opportunity to speak (which would not be possible in a village-wide meeting) and to feel more a part of the process. Jim said the CP needs new ideas, big picture items, such as knowledge industry for the waterfront. Richard suggested using the [Hunter] students and television to aid in the visioning process. Kathy said we should focus on her list and the comprehensive plan outline. There was discussion as to focusing on the gathered CPs of other villages. In response to comments by Carolyn and Harry, it was decided that all members of the CPC should focus on the Hastings Vision Plan and LWRP as having extensive relevant information, and skim the other CPs for good ideas.

Jim said the spring meeting re LWRP was available on DVD and contained important discussions of a number of issues.

Richard reported that he will lead a spring class at Hunter College that will use our CPC process as a "student studio". Students will attend CP meetings, and may assist in research, writing, and summarizing. John Schapiro, a consultant for the Dobbs Ferry Master Plan, will speak to the students.

Discussion of Hastings Board of Trustees Working Meeting re LWRP

There was extensive discussion based on the 11/27/07 meeting, which was attended by most members of the CPC. Richard said that the LWRP should be submitted to New York State now, and that there would be items that various government bodies would suggest changing, and the process could continue, but should start now. Jerry Quinlan was asked about the relationship between the LWRP and the CP. He hopes that the LWRP will be folded into the Comprehensive Plan; and if not, that the LWRP would be

used as a resource for the CP. He reviewed the status of zoning on the waterfront with WMB north of ARCO and WMA pertaining to ARCO and south. WMA zone is listed in the zoning code but has not been “mapped” [legally applied]. [At present ARCO, Exxon–Mobil and Ulich are still zoned Industry.] He said ARCO will have to spend \$200,000,000 to remediate their area. Jerry recommends zoning the waterfront with “holding zones”, very general, which would list items such as light industry for a zone including buildings 51 and 52; a park for the heavily contaminated NW corner; an economic development area in the middle of the region and parks to the south. He estimates that remediation may take ten years, or in the best case 5 years, and more for the southern 2 properties, so we shouldn’t put in a “concrete zone” so far in advance.

Bob said: “So we don’t have to worry about the waterfront [it’s not in our time frame]. Kathy said the CP will need review in 5 years, which Bob said supported his statement. Others suggested the CPC should have plans for the waterfront: Carolyn said that planning goals are “village-wide “. Betsy wanted the CPC to help the Board of Trustees get consent decrees from Exxon-Mobil and Ulrich. Jim wanted us to plan so that we would not react to developers, but rather tell them what the village wants. Richard stated that zoning is a rough control, and that site plan approval is the key to control. Jerry stated that the Board of Trustees had always maintained site plan control, e.g. the 9A MUPPD, and certainly would do so for the waterfront.

Trustee Diggitt McLaughlin advised the CPC that the LWRP committee could have expanded its area of planning but limited its planning to the area west of the railroad tracks. She underscored the importance of having an adopted Comprehensive Plan, because it represents the village’s formally arrived at desires, “the word”, if a developer challenges the adopted zoning regulations.

Selection of CPC Chairperson

Postponed to next meeting.

Next Meeting:

December 19, 2007 Harmon Bldg.