

**VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK**  
**BOARD OF TRUSTEES**  
**REGULAR MEETING**  
**AUGUST 18, 2009**

A Regular Meeting was held by the Board of Trustees on Tuesday, August 18, 2009 at 8:10 p.m. in the Meeting Room, Municipal Building, 7 Maple Avenue.

**PRESENT:** Mayor Peter Swiderski., Trustee Bruce Jennings, Trustee Jeremiah Quinlan, Trustee Diggitt McLaughlin, Trustee Meg Walker, Village Manager Francis A. Frobel, Village Attorney Marianne Stecich, and Village Clerk Susan Maggiotto.

**CITIZENS:** Eleven (11).

**Mayor Swiderski:** The first item on the agenda, a presentation by Kevin Clarke, the New York State DEC regional deer biologist, is put off. Mr. Clarke could not make it for health reasons, and we will reschedule at our earliest convenience.

**APPOINTMENTS**

**Mayor Swiderski:** These are appointments of the Village Manager. They were reviewed by the Board.

Building Department: Abba Tor, term expiring 2012.

Conservation Commission: Kerry-Jane King and Sandeep Mehrotra, terms expiring 2011.

Parks and Recreation Commission: Joanne Baecher-DiSalvo, Gloria Brkich, John Dailey, and Sandeep Mehrotra, liaison for the Conservation Commission, terms expiring 2012.

Safety Council: Greg Bassman, Anthony Wan, terms expiring 2012.

Youth Council: Julie Kuhn; Barbara Pichler, Pam Zahn, terms expiring 2012.

**Mayor Swiderski:** I want to announce, to my sadness and to, I think, Diggitt's great personal good fortune and wonderful opportunity for personal growth, that she will be stepping down from the Board effective this meeting. We will have an opening which will be filled at some point in the near future.

I have been on the Board as long as Diggitt has served, and really enjoyed the time with her. She is a great example of public service. This is not the only opportunity she has had to serve. She has served in many other capacities, from the League of Women Voters to a long string of organizations and groups. The community has been lucky for that. And the community is going to miss her because not only is she stepping down from the Board, but is leaving our Village, on to better and brighter things. We wish her well. I wish her *profoundly* well. I think it is a great and exciting thing she is doing, and I just hope she loves

every minute of it. To that end, I want to give Diggitt some flowers, and everybody else a chance on the Board to say something kind.

**Trustee Walker:** Diggitt, I have learned so much from being on the Board with you. You bring to public service such an amazingly fair-minded, open-minded, and multi-faceted view that it has always been a pleasure to hear your opinions and your thoughts because I have learned so much from everything you say. It has been a wonderful opportunity. I am sorry that we do not get to serve longer together. I will miss you. So good luck. It is a wonderful opportunity and I think it is really exciting, but we will miss you.

**Trustee Quinlan:** Diggitt, I have had the pleasure of running with you twice, and winning, which is always, I think, important, and serving with you for four years on the Board. There is nothing I can say in public that we have not already said in private. You and I have been very close over the years. We have had visits in the park and at my office, and discussed many issues. It was a pleasure to serve with you. You have been referred to by some of my friends as my political wife, and I am your political husband, so this is a new divorce, or a separation. Good luck in Chicago, and I hope to visit you because my son now is living there. I look forward to seeing you in Chicago, and good luck.

**Trustee Jennings:** I was fortunate enough to have Diggitt share with me some of her hopes and aspirations for further graduate study some time ago, and I could just see by the light in your eyes where you were called. I am so happy you are able to go there and pursue that. It is a great loss to Hastings because you have served this community very well. But you are following your dream, and that is the best thing to do, for sure. So God speed, and I wish you very well there, and my warm coat.

**Village Manager Frobel:** Diggitt, on behalf of myself and all the employees and department heads, we are going to miss you. We wish you the best of luck in your new endeavor. I am going to miss you. Being the same generation, we had the same point of reference at times in our life experiences. I will certainly miss your counsel.

**Village Attorney Stecich:** I have already given Diggitt my good wishes, but I just want to tell you how much I will miss you. I have served the whole time you were on the Board. You have always been so articulate and so thoughtful in your comments. You have got a great disposition and a charming sense of humor, which I think will serve you well in your future career. I will miss you, Diggitt.

**Village Clerk Maggiotto:** Diggitt, you and I go back many years: 25, 30, almost as long as I have been in Hastings. We had many great times together in the League of Women Voters. Then I watched you go on to a lot of different things and do things with your usual style. I

just wonder if Chicago is ready for you. I do not know if they know what is coming because you bring so much of something really special to everything you do. And I agree with Bruce. When I saw you tonight there was a special look in your eye, and I can only be very happy for you, as excited as you are by this new endeavor. I admire you, at this point in your life which is comparable to mine, stepping out into something really new and exciting. Much good luck.

**Mayor Swiderski:** We could give you a plaque and it would be just something else you would have to haul out to Chicago. So we are sparing you a glass sphere or whatever is typical, and giving you a gift card to the seminary bookshop next to the school you are going to that you will, hopefully, find useful shortly.

**Trustee McLaughlin:** Oh, that is great. Thank you. You all have heard many cryptic comments. If you do not know what I am doing, it was a surprise to many because the pieces all came together only about 11 days ago. At the end of next week I am moving to Chicago. I am entering theological school. I will become a minister. I have four years ahead of me at Meadville Lombard Theological School, which is one of the schools at the University of Chicago. It is Unitarian Universalist. I have wanted to be a minister since I was about eight years old. If there is anything that I have learned it is that until you are on the path you want to be you are wandering. The day I realized that I really could do this was the day that, in a sense, I really found new life. I have been taking classes for a year, long distance, and being there on the ground is going to be a lot better.

I cannot tell you how I will miss you all. When I walk around the Village, any walk anywhere, I run into a dozen people I know from 25 years here. It might be someone whose child my daughter was in nursery school with or someone I see here every Tuesday night, it does not really matter. We are all Hastings people together. This is a magical community. You know that. I am so grateful to you all for giving me the opportunity to be your Trustee. I do not think I would be going to Chicago if I had not been a Trustee in Hastings first. Thank you, thank you all.

### **APPROVAL OF WARRANTS**

On MOTION of Trustee McLaughlin, SECONDED by Trustee Walker with a voice vote of all in favor, the following Warrant was approved:

Multi-Fund No. 13-2009-10 \$127,469.94

## **PUBLIC COMMENTS**

**John Gonder, 153 James Street:** I hope, Trustee McLaughlin, everything works out for you. It was nice knowing you. I wish you the best.

I am here to ask you to consider changing the Village's name like North Tarrytown changed to Sleepy Hollow. Years ago we were Hastings-on-the-Hudson. We took out "the," but maybe it is time to change our name. I have this premonition that you vote 3-2 to cull the deer. It is going to take you probably two years because the DEC is involved. Then you have to change the firearms code in the Village from shooting a firearm in Hastings since 1925. In all that time, the deer will double at least. Maybe we should consider Deer Lovers Hamlet, White-Tailed Hamlet, Deerfield-on-Hudson, Deereast Hastings, Deerway, Deer Hills, Deer Town, Deer Tick Village, Deer Landing, Lyme, Deer Hills, Deer Way, Tick Village, Lyme Town, Deerfield, and Deer Park, if you people do not do something quickly. I kept on saying to the old mayor, when are we going to have a presentation from the deer committee? Now you are looking for another deer committee. He did an excellent job on this, and yet I bet it is going to be a year and a half, two years before you do anything.

**Mayor Swiderski:** I will set the terms of that bet, and be willing to settle up with you at the end of this meeting.

**Trustee McLaughlin:** Me, too. I am not the kind of minister who cannot gamble. And I do not think this is a gamble, I really do not.

**Mayor Swiderski:** I hope you are wrong on the DEC approval process. I think you are, but we will see

**Elisa Zazzara, 68 Southside Avenue:** What a shock! What with the hints going on, I thought you might be running off to the Peace Corps with your daughter. Good luck, and thank you very much for everything.

At the end of Southside Metro-North police have reinstalled their trailers. Do we know what is going in there? Metro-North owns much or all of that property. What is their relationship with the Village? I cannot imagine they fall under the same zoning regulations; are there regulations; what is their relationship as property owner within our Village?

**Village Attorney Stecich:** I cannot answer what they are doing. But as long as what they are doing relates to Metro-North business they are not subject to any local zoning regulations.

**Ms. Zazzara:** Does anyone know what is going in down there?

**Mayor Swiderski:** No, but it is worth a call, on our part, to find out.

**Ted Mason, 26 Circle Drive:** Diggitt, I have only worked with you on one or two projects, but it was great. We wanted to talk about boat launching. We did not just talk about it. We went to about five sites up and down the river, and Diggitt had a real handle on what was needed. Which we did not get, but at least she took the time. I really appreciate that.

With regard to deer, it has all been said. You really *have* to do something, and you have got to do it in a meaningful time frame. I just planted more stuff and it is all chewed up already; fences, netting, chicken wire, expensive fencing, you name it. I had a bush eaten last night one foot from the house I put it in two weeks ago. I ran out of netting. I read that report. Jacques did an excellent job. He has addressed every point you could possibly want addressed. The question is, how to get something done. It is costing us a fortune.

I got the impression from the last meeting that the consensus was that you had to do something. So now the question is the action plan and doing it in a reasonable time frame. I realize there are costs involved. But Jersey has a community-based program that has been in business since 1996. The statistics are all there. Those reports that I have read, when they do a shoot they knock off 40 or 50 deer in a day in different communities, Princeton being one, and a community in Ohio, and another community mentioned in this report. I do not think we need aerial surveys. That is just another delaying tactic, and it is \$25,000. Spend it for shooters to do the job before there is no point in planting anything.

**Mayor Swiderski:** We understand your sense of urgency and have set out an aggressive schedule that keeps within the limits of the public comment period and properly reviewing the various alternatives. We hope to get to where we need to be by the end of the year. Just for clarification, it is not another deer committee. It is a couple of people who will help us to review what other communities have done so we can understand the alternatives and cut to the most effective, both from a cost perspective and culling procedure.

**Mr. Mason:** Does not culling really have to be done in the late fall/early winter?

**Mayor Swiderski:** The culling has to be done in early winter.

**Mr. Mason:** So that means another full year before anything happens in terms of control of the deer.

**Mayor Swiderski:** In my calendar, winter begins December 21. The calendar we have laid out for the process will be done well before then.

**Village Attorney Stecich:** To respond to Mr. Gondor's comment about the DEC, when I telephoned them I was surprised by how focused Kevin Clarke was and how he does this all the time. I certainly did not get the sense it was going to be a long, bureaucratic process. He understood the situation and understood that each nuisance permit has to be tailored for a community. But it was not like somebody sending me to another person and another person and another person. There seems to be a person in charge. He did not call until late today because he has this horrible headache that I think a lot of other people are suffering from and could not drive. I cannot swear to it, I have never worked with it, I have never done anything with it before, but I was impressed by how on the ball he seemed to be.

### **VILLAGE MANAGER'S REPORT**

**Village Manager Frobel:** Mayor, I am going to yield my time and use it later on tonight when we talk about grant applications.

### **BOARD DISCUSSION AND COMMENTS**

#### **1. Comprehensive Plan Committee – Draft Recommendations**

**Kathy Sullivan, Chair, Comprehensive Plan Committee:** Thank you for the time you have spent in advance of this meeting, taking a look at the recommendations. These recommendations came from our consultant meetings held earlier this year. We have started to review them as a committee. We went both to you and the Planning Board in advance of having any edited version to get general reaction, feedback on the direction that they are taking, and comments on anything that may be in the works, because the Board has been moving very fast on a lot of different items.

We are setting up in the fall a set of reviews, topic-by-topic, with the community. We expect to have local experts, or people that are part and parcel of these topics, join us so we can refine the recommendations. We are drafting an email to ask for volunteers to work further in refining some of the things. Our budget was very select and we are undertaking this review with the guidance of our consultants, but not necessarily with their attendance. We are saving them for meetings later on in the process.

**Mayor Swiderski:** We have before us recommendations without the context necessarily of an actual comprehensive plan. So it is a preliminary flotation of many ideas, with a desire to get a temperature of the Board whether things are on track and where there might be further

questions. I do not want to do a line-by-line. We do not have the time and I do not think that is what is required. The most efficient way to get through them is page by page. Are people comfortable with this approach?

**Trustee Walker:** We are going to stay general. We are not going to get nitpicky.

**Mayor Swiderski:** No, but if there is a recommendation you are concerned with because it is at odds with the direction the Board is heading, or with where you perceive the community to be, we should hear about it now. It is this Board who receives this plan and approves it. I would rather air serious reservations now than down the road. There are a lot of good ideas rolling out over the next few years. The fact that everybody is generally on the same page on many of those things is extremely promising. It means we are not entirely off the rails up here, and you are reflecting a will that we perceive, as well.

I found the document as a whole very representational of how a lot of people see the path forward for the Village. Let us start with “Adapting to global climate change.” Any comments or issues?

**Trustee Walker:** I am thrilled with everything in here that has to do with climate change. Under 5-A: “Create green team made up of Village department heads who would be responsible for reducing emissions in their respective departments.” I would like to look for training. I do not know if it is out there, but that might put us several steps ahead and help each department move forward. I am thinking particularly of the DPW, but other departments, as well.

**Trustee McLaughlin:** If the training is not there now, for sure it is going to be in another year. The problem is too big, and there is money coming. I was pleased with the way you dealt with climate change issues. Given the fact that the field is still perceived as amorphous, what you have done so far is terrific.

**Trustee Jennings:** I very much like what you have done here. The ideas are excellent, they are thorough, they are creative. My comment is a question about what the comprehensive plan is supposed to do and what it is supposed to look like. I am not sure that I find a rationale for the Roman numeral subheadings that you have chosen, and I would like to know why certain areas of Village life and of concern to the Village have been selected. I would like to see a statement of general principles that guide that selection and the content that you put under each of those areas right at the beginning. The document is so detailed I do not get a sense of forward motion. A plan should convey a sense of where we want to go, and then some general guidelines and parameters about how to get there. I felt that this document was getting too detailed.

Although what you have done in the area of sustainability and climate change is excellent, the Conservation Commission and other bodies in the Village are, in fact, going to be developing waste management plans and solid waste disposal plans and so forth to flesh out more of these details. I wonder if the Comprehensive Plan should not set a general framework within which these more specific plans roll out over the next three to five years.

Rather than handle things like training of green teams and so forth that is in many different sections, I wonder if one of the Roman numeral subheadings should not be how do we enhance and improve the governance of the Village as a whole, to address the capabilities and training and capacity of our Village government in all of these areas. I thought that was an omission in the set of categories that you have selected. My recommendation is that you think about those issues and clarify or try to address those up front in the document so that the reader knows how to put all of this detail into perspective. It is kind of overwhelming.

**Ms. Sullivan:** That was the first reaction from the Planning Board, as well. This list of recommendations has not been prioritized, it has not been given a framework, nor have costs been put to it. Those are things we are going to work on. Our committee had the same reaction as you did: why are we looking at a list of things? We asked the consultant to share with us what recommendations were like in one village and the comprehensive plan in that same village. There was a two or three page document in the plan that does exactly what you are asking for, gives the guiding vision. The Planning Board saw in these recommendations a vision of Hastings, and we need to make sure it is there. It will be, at the end of the day.

To governance, we have talked about that in some ways. Richard Bass brings us back to, frequently, that this is a land use document. With sustainability, we have felt strongly that we needed to consider it. We have a consultant that reacted very well to that. The details in the sustainability section came from looking at Westchester County's climate action plan. We will need to take governance under consideration. We have talked about it in a lot of ways, it has been brought up to us from people that we have spoken with and have come to our meetings. There may be a need for a chapter or some kind of conversation on that. I am not sure quite how to address it with a plan. For a community like ours that is very much built out, it starts getting into some of the more intangible quality things.

**Richard Bass, Comprehensive Plan Committee member:** Your point is well taken. In terms of governance, the committee, and the Comp Plan, will address the process for land use, for example, the application process for the Planning Board. Are there things articulated in the Comp Plan that are not found in the application process that gives the tools to the Planning Board to make the decisions that we would like to see? That is governance, as is the inter-coordination between committees. Land use is the thread that holds it all



together, but how it weaves and bobs you will see. These are the highlights of the recommendations that came out of the public discussions. The document will give it context.

**Trustee Jennings:** That last comment is very helpful to me because I am not sure that I understood that land use issues are the guiding thread of a comprehensive plan, as distinct from a broader conception of community development. I am not suggesting any guiding thread. But at the end of the day we need to be clear on what the guiding thread is and how things fit together and what the purpose is and, indeed, what it is not meant to do. I can envision, because it has happened in prior planning documents, that we are going to be arguing about the intention of the founders and what this document is meant to do and what it is not meant to do. We are going to try to draw direction from it, so to understand its scope and its intent is very helpful.

**Mr. Bass:** But by that time, in 10 years, we will have had two reviews. So we will continue this dialogue.

**Trustee Walker:** Most comprehensive plans deal primarily with land use issues, and the sustainability piece is a new thing. I think it should be there, but as Bruce suggested, we should back up a second. It is important that an implementation plan is part of it, and puts your 13-step recommendations into action. Maybe we need to have discussions with the Conservation Commission and others to make sure that these are the action steps that everybody wants to take. Do you have thoughts about the role of the sustainability piece within a comprehensive plan and how it has worked in other communities?

**Mr. Bass:** It is a new issue. But the whole green movement is part of a land use movement; how we best utilize our land, the urbanization of our land. As a professional planner, I see this all the time. In my practice it is the buzz word so it is very germane. Reflecting Kathy's leadership, it has been at the forefront of our discussions.

**Trustee Walker:** Many of us, most of us, buy into the concept. But it does help to justify a lot of land use decisions. Whether it is around energy or global warming or different kinds of conservation, it helps having those strong intentions, then be able to justify the changes we want to make to zoning and so on. It is a new routing of everything we do, a new way of looking at the world.

**Mr. Bass:** You are absolutely right. We look forward to continuing this discussion.

**Mayor Swiderski:** Page 4. Anyone?

**Trustee Walker:** “Increase the amount of recyclable waste that Hastings captures, and reduce solid waste.” If you put that statement at the top it is stronger.

**Trustee Quinlan:** Two comments on Page 5. They merit more discussion and thought than is outlined here. I direct your attention to 11-C, which says “Amend the zoning for the privately-owned properties along North Broadway and South Broadway to require cluster zoning, mandatory setbacks from Broadway, preservation of environmentally sensitive resources, and green buffers along Broadway; change the zoning for North Broadway parcels from multi-family to single-family residential zoning.”

That is an extremely loaded paragraph. The Zoning Board, the Planning Board, the Board of Trustees, and members of the public could spend hours discussing just that one paragraph. The easy stuff is preservation of environmentally sensitive resources, green buffers along Broadway. Change the zoning for North Broadway parcels from multi-family to single-family residential: that would have been a good thing to do maybe before World War II. But there are so few parcels that could be changed to multi-family uses, and I am not aware of any pending applications for multi-family uses on North Broadway. I would think long and hard before I included that in the plan itself.

11-F: “Rezone the following large tracts from single-family residential zoning to commercial uses: 1) Andrus Retirement Home; 2) Andrus School and adjoining parcels; 3) Graham Windham School.” Commercial uses? I do not know what you mean by that. There are a million different kinds of commercial uses, different zones for commercial uses. I am not so sure the public is ready to have those parcels turned into exclusively commercial uses. Depends on what type. Those are large tracts of land, and it would take a lot of discussion and thought before changing the zoning of those three big parcels to commercial uses, and what type of commercial uses.

**Village Manager Frobel:** Did the consultant advise you to get this specific to parcels?

**Mr. Bass:** The Village does have a plan. Your zoning code is your plan. If you were to build out to your zoning we may not like what we get. So the consultant identified large parcels that, in a worst case scenario, if you built what the zoning would permit we, as a village, might not like it. That is more what this exercise is about: identifying where our zoning code may be inappropriate, and raising that as an issue to discuss.

**Trustee Quinlan:** That is a good point, Richard, but that is not what the document says. It has specific recommendations to have those large land tracts, Andrus Retirement Home, Andrus School and adjoining parcels, and the Graham Windham School, rezoned for commercial uses. That may be an appropriate use, but you would need an awful lot of

debate, thought, and input from the public before you changed the zoning to allow only commercial uses for those properties if they ever did change hands, and what type of commercial uses.

**Mr. Bass:** I agree with you. We would have that debate.

**Trustee Quinlan:** But why even put in commercial uses? Consider rezoning the following large tracts from single-family residential zoning to question mark, and then list them. Light industry might be good. I do not know.

**Mr. Bass:** Again, the recommendations came out of the public discussions. So this is reflecting public input into this document.

**Trustee Quinlan:** So are you saying that a majority of people in Hastings want the Graham Windham School to be changed to a commercial use?

**Mr. Bass:** That is not what we are saying, and that is not what I am saying.

**Trustee Quinlan:** You are saying the people that came to the meeting, that is what they wanted?

**Mr. Bass:** This is saying that there is an observation that the existing zoning needs to be identified, and that the discussion was to steer away from subdividing large parcels into single-family housing tracts, and that commercial zoning may be an appropriate way to address these properties, or to have the type of discussion and debate that you are suggesting.

**Trustee McLaughlin:** When Jerry and I first ran for office, one of the reasons was because it was felt that the zoning code, if it were built out to what was permissible, people would hate it. We did not have a comprehensive plan other than that so that is why we supported creation of the Comprehensive Plan Committee in the first place. But am I understanding you right, Jerry, that you would be happier seeing the recommendation for commercial removed and a recommendation for a discussion put in?

**Trustee Quinlan:** Correct.

**Ms. Sullivan:** Identification of these tracts comes from the large tract study that we shared with the consultant, which is something the Planning Board had done. The latest date was 2006. Richard's identification of the process is correct. These are open for discussion. What the consultant was reacting to also was looking for areas where we could find tax-ratable development for the Village. These are the few large tracts available for us for

potential development. The conversation is open to the community, and that is what we are going to move into. We appreciate the concern, but I do not think we want to take out things now because that is not the level we are at. We know this is a concern, and we will not let it go un-discussed. That is the promise we give you now. We are not here to edit it because this came to you without even the committee's conversation added to it because we are in the process of doing that ourselves. But thank you, Jerry, for raising the point because it is important for us to hear.

**Trustee Walker:** I think Jerry's points are valid, and I agree that further discussion is required on especially those points in C and F. I wholeheartedly agree that these parcels need to be rezoned. To what is the question. But there is a long history of discussing it. It was in the Vision Plan that was put forward by the Planning Board and endorsed by the Board of Trustees in 1998 to change the zoning on these large land tracts. That was one of the only things that was not accomplished from the Vision Plan. So it is a sticky issue, but something that really needs to be addressed, and should be in here in this level of detail.

**Trustee Jennings:** This is a good example of a broader issue that goes throughout the document. Here is an example of a place where certain values, or principles, that provide the foundation and the rationale for certain zoning recommendations is at least partially stated, and is stated in Number 11: rezone the property to conserve landscape and biodiversity.

When we are making these recommendations about rezoning we need to identify all the values that have to be balanced and weighed to push forward the kind of zoning we want. As a citizen and as a Trustee, I would find it instructive and helpful if a comprehensive plan could guide me in how to think more creatively about the zoning, given these values. I am not sure what preserving biodiversity really means when it is translated into zoning. I am not sure that our current four or five categories of zoning are sufficient to capture that objective. If we want to think about a goal like preserving biodiversity in our community we might have to rethink our assumptions about what our zoning code should look like and what the categories should be. Surely, the choice is not residential versus commercial. There has got to be a third alternative. Commercial, as Jerry points out, can mean a lot of things. Most of the things it conjures in my mind do not suggest the preservation of biodiversity.

We have a great opportunity to get new kinds of documents in the Village which will help us not only come to some concrete conclusion about a rezoning but, along the way, think more creatively than we have in the past about what zoning is and what the zoning choices ought to be. We will have to have consensus, ultimately, because there are many values that are going to have to be balanced in any zoning decision, not just biodiversity. What I am suggesting about biodiversity and creative thinking in terms of how to translate that into zoning probably applies to financial sustainability and many of the other characteristics of

quality of life in our village, as well. Most of the values or principles we identify do not immediately fall into place, given our current ways of thinking about zoning. We might have to think more creatively.

**Trustee Walker:** I know these consultants, I know their work, and I know they are very creative. And I know the committee has thought about the basic principles a lot. None of that is represented in this document. It is not that it is not represented in the details. But the overall framework, I know you and the consultant have been thinking about that as well. It would be helpful to give everybody else the benefit of that framework. There has been a lot of thinking about quality of life and economic issues, and a lot of thought given to what these basic principles are that these, then, are carrying out. It would be beneficial to the community as a whole to have the benefit of that thinking. I know that it is there, so I am reading between the lines when I read this because I know what came before.

**Mayor Swiderski:** These are the shadows on the wall that reflect an object that you may not be able to see. To get through tonight we will accept that you will provide a framework in the next phase. I have heard this idea up here a few times. You get it, we will not repeat it.

**Trustee Quinlan:** In Subsection C, where it says “require” a cluster zoning, maybe the word could be changed to “consider” cluster zoning, or when you say “rezone” the following large land tracts change it to “consider rezoning.” I do not want to water it down, but if you make this too rigid the chances of it passing are diminished. I am not sure everyone exactly knows what the community as a whole wants. For example, when the Andrus Retirement Home and all those areas were zoned for single-family residence when the zoning was created for those properties, that is what people envisioned there: if these ever change hands we want more neighbors, more streets and single-family homes. Now some of our thinking has changed. When the Andrus Retirement Home considered changing its use, the neighborhood across the street went absolutely bananas because they did not want a change in their own backyard. That is what it comes down to. They do not want to hear that, but it is true. We are all much more concerned about what happens right next to us than across town. You might want to think about making it a little more subjective than objective.

**Mayor Swiderski:** Here is the first place where I have a comment. I agree on comments made on C. I add D, in that I would like to understand the reasoning there, because I do not see the value to the Village for expanding resources to buy potentially expensive parcels, and I would want to see the thinking. The comment on F, I also agree, especially on the Andrus Retirement Home, whose property could also be utilized for other residential opportunities like assisted living, for example. In many ways that would be an ideal location, and I would not want to rule that out. Are there any comments on Page 6?

**Trustee Walker:** I would recommend that you consider trail connections through all of the large land tracts.

**Mayor Swiderski:** In general, when minimum setbacks are listed for roads, and here 100 feet minimum is listed at the top of Page 6, sometimes I get the sense that by the time we set minimums from all sides of a property we are left with nothing. As you work through the mechanics of how this looks, I hope somebody plots this out on paper.

Not in the interest of opening up a hornets nest here, but Section B on the infamous MUPDD: I am assuming at some point there will be review from either our attorney or someone that these suggestions do not provoke accusations of a taking. At the bottom of the page, on protecting natural resources, you make a statement in Number 1 about stormwater management which, to me, is a truism. We are obligated to do those things anyway, under law, and I wonder if you are t wasting ink saying what has already been said elsewhere.

**Ms. Sullivan:** The consultants got the latest annual Village stormwater report a few days before this particular public meeting. So they know, and we have talked with them about, how we have to update it. They are aware that we fall under Westchester County's guide in many of the items we undertake. So this section could radically change.

We had set up a blog which had a fair number of comments on circulation. We are going to do something similar for stormwater issues, thinking it might be useful to let people say where there is flooding, to see where are some issues that are small, do not involve the call to the DPW, but maybe when we look at them altogether on a map start making some connected dots. But this section will be updated, definitely, and we plan on reaching out to Fran and others to get that guidance.

**Mayor Swiderski:** Page 7.

**Trustee Walker:** There is more stormwater stuff that could be consolidated.

**Mayor Swiderski:** B-1.: "Clean up the contamination on the waterfront through use of innovative technologies." That is well covered elsewhere and is a truism.

**Trustee McLaughlin:** Perhaps it should be in just so it isn't not there.

**Mayor Swiderski:** Fair enough. Page 8.

**Trustee Quinlan:** A-1B: "Bulb out the west side of Farragut north of Olinda." Bulb outs are not a big deal, but it needs more thought and consideration and community input.

**Trustee Walker:** Generally, I am in favor of pedestrian improvements: bulb outs, better crosswalks, signal crossings, safe routes to school. They did a relatively thorough job, and it is a plan for looking at this, but there is always going to be more. Where do you stop? It is another thing that is new to a comp plan, but I like it. But how do we deal with it?

**Ms. Sullivan:** There are a lot of items listed and we have more that came up in the blog and in a small workshop. We found in the southern part of the Village there are important sidewalk and crossing issues. They have not been in a documentation yet because Village traffic studies frequently deal with issues around the school. Some of the issues around the school that people brought up are not listed yet, so that is one of the workshops we hope to hold this fall. How they get prioritized, a whole other issue. But if we can get some of these small but important issues for individuals in the plan it could be helpful down the road.

**Mayor Swiderski:** Pages 9 or 10?

**Trustee Quinlan:** On 9, at the beginning of No. A, alternative 1, roundabout. "Do not completely disregard the roundabout idea." You could take that out if you want my vote because I am totally against the roundabout idea. It is expensive, it is on a hill, I cannot see how the fire trucks will ever get around it. It is just not going to work on that particular geography. As to Alternate 2, I do not understand a lot of it. I would have to walk with somebody and see what they are talking about. One of the things I do not understand, but I think is fine, is where it says in Subsection 7B, 7-1 "prohibit U-turns from northbound Farragut." Assume I am coming off the Saw Mill Parkway and going down Farragut Parkway. I get to Five Corners and want to make a left on southbound Broadway. Is that what that says? To me that is not a U-turn. I do it all the time. If I leave my street on Hillside during school hours I cannot go to the end of the street and make a left. I have to make a right, go down to Five Corners, and make a left onto Broadway to get on the Saw Mill. I have no other alternative: I cannot make a left. I do not see that as a U-turn. I do not know where they get these ideas. That is just a turn left. You go down to the light, you turn left. I do not know how that is dangerous.

**Trustee McLaughlin:** It is not dangerous because you are doing it with the light. It is not a U-turn. I am agreeing with you.

**Trustee Walker:** I think one of the ideas was to shorten the signalization cycle and to allow more time for pedestrians. I think that is the reasoning behind it. But this is fine-grained stuff that I do not think we should get into tonight.

**Mayor Swiderski:** Page 11.

**Trustee Walker:** The Village got a grant that could be matched by a developer to make a connection from Ravensdale Bridge to the South County Trailway for pedestrians and bicycles. We should just put it in the plan, even if we do have a grant. Putting it in the plan will help us perhaps get other monies in the future.

**Trustee Quinlan:** I do not see why you would want to close the Farragut Avenue exit: 10-C; there is a turning lane there. It is the safest exit you can take.

**Trustee Walker:** The only one to consider would be Cliff Street, but keep the other two.

**Trustee Quinlan:** Cliff Street is totally unsafe. Some of my very close friends would like us to close the Farragut Avenue exit. But there is a turning lane and it is a perfectly safe exit. And it gets you into the Village in a nice way.

**Trustee Walker:** I agree, and closing off those would put so much pressure on Farragut Parkway.

**Trustee McLaughlin:** It has been maybe 20 years since the proposal was made to close Cliff Street because it was unsafe. The people who lived on Farragut and on Clarence came to the Trustees and said that they wanted theirs closed because they would have more traffic if Cliff Street closed. It came out to the point you were making: if you close one, the residents of the other two streets will want theirs closed because their traffic will get heavier. And if you close all three, what happens on Farragut Parkway will be really unpleasant. About 25 years ago the state wanted to put a cloverleaf down there. One of their points was the heavy traffic. Of course, traffic has only increased since then. But if you move the traffic to Farragut Parkway that is now at those three exits, you create a better justification for a cloverleaf there.

**Trustee Quinlan:** I agree. No. 8: "Provide an on-grade connection across the Saw Mill River Parkway, and then modify the intersection's signal times to allow pedestrian crossing." I do not think that is a good idea.

**Ms. Sullivan:** This suggestion is starting with Part C, adding sidewalks and bike lanes along Farragut Avenue. A possible connection from the Village to the South County Bike Trailway could be an on-grade connection at the end of Farragut Parkway; similar to what Lawrence is in Dobbs Ferry, where pedestrians would cross. It would create the safety necessary to get people and bikes across; it is physically possible and could allow people to enter Hastings by bike from that bike trailway and come into our downtown area. The reverse is, it could make that trailway accessible to the community for walkers and bikers.



You mentioned the grant for a connection from Ravensdale Bridge matched by a developer. I am not saying this is easy, nor necessarily would it be something done as the first item in the plan. But if it had some resonance with people, it could be a goal the Village could be headed towards. It has the added benefit of connecting two residential neighborhoods that are somewhat isolated, at least by pedestrians, the Holly Place neighborhood across the Saw Mill, and the Ronny Circle area. Again, it is just a thought for conversation. But, open to discussion.

**Mayor Swiderski:** Page 12. I had a no-thanks penciled next to 2-F regarding PILOTs and tax abatements for developers, only because I think there are other mechanisms to force affordable housing without necessarily doing that. I will have something to say to that at the end of the meeting. Page 13?

**Trustee Walker:** The discussion about parking could reflect some of the recommendations that Chief Bloomer gave us about setting up merchant meters in outlying parts of the downtown. I thought we could investigate shorter meter times in some of the areas on Warburton Avenue and Main, and enforcing a two-hour limit more stringently.

**Trustee Quinlan:** Again, it needs more consideration and thought, but to raise the rates on parking meters? I know the Village government would like us to raise the rates and it might increase the Village coffers, but I am not sure that the people who live in the Village want to pay more for parking. I know I do not. I think we get enough in our meters. I would be the last one in the world that would want to raise the annual parking permit prices at the Metro-North lot, considering the economy, even though the Hunter study thought it was a good idea. I am not wild about the idea of raising meter rates as part of the Comprehensive Plan. A lot depends on economic conditions at the time and the financial condition of the Village.

**Ms. Sullivan:** We agree with you and we have talked a lot about that. Whatever comes out of this plan, we will be very sensitive to where we are at this particular point. This is here because it is identifiable that we sit with our rates much lower than neighboring communities. Whether people want to act on that, totally up to decision-makers. But it is a suggestion that came from a review of neighboring communities for both on-street parking and Metro-North. We would look to do priorities and time frames, and understand the cost. If an item made sense, but was uncomfortable for whatever reason, I do not think it necessarily should be omitted from the plan. The school board uses their strategic plan. It is there as a guide; you look at it, you review it. We have talked about a five or ten year review. It could stay in there as something we look to try to do down the road.

**Mayor Swiderski:** Page 14.

**Trustee Walker:** Under 6-C, I am going to talk later about creating more event spaces. I see it in a more micro way than this recommendation, but it is an interesting point to discuss. Warburton Bridge, Zinsser lot, Steinschneider lot; I have other ideas I want to add to that.

**Mayor Swiderski:** I am going to try to tone down my comment from a red-faced sputter: 6-B4: "Consider using all of the extant buildings." No. There are big metal buildings there. Maybe there are a few architectural PhDs out there who might consider those as crucial parts of the waterfront. Saving buildings is hardly a unanimous sentiment in the Village. To make a blanket statement that everything standing on the waterfront is to be preserved, no, I am not comfortable with that.

**Trustee McLaughlin:** If somebody proposed putting those buildings there now they would not be approved. There is not any aesthetic or historical justification for keeping those buildings. What was the reasoning of the committee for putting that in?

**Ms. Sullivan:** John Shapiro, who led some of these meetings, has a great love for what he calls mid-century buildings. He wanted to make this a point for discussion. It is there to open your eyes, think about it, and then discount it again if you wish. John has seen buildings from certain historical times be discounted because people do not value them. He talks about an art deco project he was involved with early in his career. Again, these are not coming from the committee with approval; we have had similar conversations, and we appreciate your reaction and take it under consideration. But I find myself toying with it. I am an architect without a PhD, Peter, so I am not saying I see value in them, per se. But I go by the waterfront now and think about this. I have heard from people on the committee who talk about the ones that block views, especially down Washington Avenue. I do not want to waste much of your time, but will just share the thought. When you walk around, what do you see and think? I see it in one fashion and do not see the potential in it. I am not going to argue potential, but I do appreciate him making the attempt to bring it up for conversation.

**Trustee Walker:** At the risk of sticking my neck out too far, I appreciate the comment about saving all the buildings for three reasons. One, it is important to think of it as a complex of buildings, and it has historical importance as a complex. Second, when you have buildings already there and you are reusing them, there is a lot to be said for adaptive reuse in terms of sustainability and conservation. They already cap the toxic soil. It is cheaper to reuse an existing building than to build something new. Third, do you remember what the Harvest looked like before it was redone? It was a big, ugly metal building. Nobody could have imagined that it could have been reused as creatively as it was unless you are an architect who does this kind of thing. They stripped it, re-clad it, re-stuccoed it, put a tower on it, opened up windows in it, made beautiful views. And they kept, essentially, probably

the foundation, the concrete pad, and the structure. Yet it is completely transformed. You could do that to those buildings and you would never recognize them. You would not imagine that they were the same buildings.

**Trustee Quinlan:** I do not see the beauty or anything in the aluminum building.

**Mayor Swiderski:** *Buildings.* Two big ones.

**Trustee Walker:** They do not necessarily have to stay steel.

**Trustee Quinlan:** But the difference with the Harvest building was that it did not block views. The six-story buildings, of metal or aluminum or whatever they are, look like a box store that was thrown up. I cannot imagine that something more creative could not be done on the property where those gigantic metal buildings are. Whether it is open space, whether it is something lower, whether it is something more creative and beautiful, if those metal buildings came down tomorrow, I would be doing a dance near the waterfront, going hip-hip hooray.

Building 52 I would like to save. That has some historical, industrial heritage. It would be nice to save one building. It is unique-looking, it is low, it does not block too many views, it has got great potential for many different things. Building 51 we could debate, and there will be a report on that later in this meeting about where we are going on that, to see if it can be saved or mothballed, what the cost is. But these are just blanket statements, that the extant buildings are a very important part of Hastings and we should be reluctant to see any one of them torn down.

“The starting proposition should be prove to the Village why the building should be torn down rather than prove to the Village why they should be saved.” I would like to reverse that proof. A lot of times what happens on these comprehensive plans and these consultants and these planners, they have these dreams like, Omigod, we could really do something with this building, and it is great, when they would be better off taking them down and starting anew. Also everybody thinks there is a lot of property down there, but after you put in the infrastructure and the setbacks, those buildings are taking up a lot of usable space.

**Trustee McLaughlin:** In my lifetime I have seen Victorian buildings torn down because they were eyesores and out-of-date, and beautiful arts and crafts houses torn down because they were eyesores and out-of-date, and art deco buildings torn down because they were eyesores and out-of-date. But there sure are a lot of those buildings left. If we lose ours, I have the feeling there will remain more for students of architecture to go admire. In the meantime, those buildings do occupy space. We cannot emphasize enough when we talk

about the waterfront, there is not much room down there. Many of those acres cannot be used or already have an assigned use. The amount of usable space is a small percentage of the space. Unless a building has a lot of redeeming architectural value and is not going to cost a developer five years' profits in order to maintain, I do not see why we should be the leading edge of that preservation. I do not think it is in the Village's best interests to do that.

**Trustee Walker:** There are lots of issues here. We cannot get into the waterfront tonight in the level of detail that we need to. I would like to see this coordinated with our LWRP effort. There are lots of great ideas in here, but we do not have time to do that kind of melding of efforts tonight.

**Mayor Swiderski:** I agree, though I do want to send on any sentiments, strongly held or otherwise, on the waterfront component here. Extant buildings are well covered. I have a point on 17 regarding moving the DPW site to any of the ARCO buildings. You have this phenomenal waterfront. It would seem a striking shame if we moved the DPW to it. But that is my opinion, and other than that I agree with Meg. There is a lot here, much of what I agree with. A line-by-line is probably a separate meeting.

**Trustee Jennings:** The devil is in the details, and we cannot possibly do it tonight, although I cannot resist the flippant comment that just as the Farmers' Market flourishes at a place where one can look out on the river, maybe our recycling would improve on Saturday morning. I attended the meeting where this was discussed in detail. It is very complicated in terms of moving the tennis bubble and moving the DPW and getting tax-generating development in places other than the polluted waterfront, like where the tennis bubble is and down Southside. There are many ideas in play; many pieces of the Rubik's Cube are moving around here. Where the final configuration will come down, it is impossible to determine right now. A comprehensive plan can give us general values and principles to guide us. But ultimately, this is going to come down to a hard-nosed and complicated proactive process of working with developer, and getting the money, and getting the investments. That is many years down the road, but that is what will make some of this materialize. We cannot micromanage this in a comprehensive plan. It is futile to try.

**Village Manager Frobel:** I notice an absence of any discussion on the adequacy of community facilities. You and I spoke about public safety needs. As we look towards the future, and a vision, I do not see anything here about the adequacy, let us say, of the police station or the hook and ladder building or combining some of those, a going-forward type approach. Also, I thought there might be some mention, again vision, towards combining services. We talked about the DPW. I think that is one of the strongest candidates of combining services with neighboring communities. I did not know if the committee was going to try to get into that area, as well.

I do not see anything about the aging population, anything about looking at our community in terms of aging in place, is it desirable and what should be our vision in addressing the needs of that segment of our population?

**Ms. Sullivan:** Fran, I thank you for those comments. You and I did speak about that. The committee has talked about how to deal with housing, in particular for people wanting to return to the community after getting out of college, how to deal with seniors. We had many meetings with the seniors, and we will focus in on that. The adequacy or inadequacy of facilities is something that we will reach back out to you because I do not think we guided our consultant to have that conversation with you. You are right, we should address it. Combining services, we have not. We have spoken about it in general terms, and would need to talk about how we could address it in the Comprehensive Plan.

**Village Manager Frobel:** It could be under fiscal responsibilities, where we are looking at cost-saving measures and things we can do to be creative, looking to the future, trying to guess where we will be.

**Ms. Sullivan:** I apologize, but on our list of things to look into was to start understanding the Village fiscal structure and bonding capabilities, things that we have not had conversations about. I would like a group of us to focus in on tax affordability and some of the questions that have been brought up on that. This is a perfect time to reach out and try to understand that, as well, where those cost savings might be. There is a great effort already going on in the Village to look for those opportunities. To what you were saying, Bruce, about how we should address things that are unknowable in the future when we referred to the waterfront. We will have to figure out how to address them.

I want to go back to the waterfront. It is a very important issue for us to address in some fashion in the Comprehensive Plan. Our consultant led a very useful conversation for the Village in one of the public meetings. There was the idea of when lightening strikes, like when a developer comes. Then we can start talking about the nitty-gritty because we will have a proposal. The Plan, however, needs to come up with a short-term framework. I would like us to work together in the community to figure out how to frame it. I would love to know when we could come back and hear your comments on the waterfront. What you have done has been very useful to us, giving your general reactions. There is some out-of-the-box thinking that PPSA presented to us. I think it resonated with many people in the Village. Maybe there is a common vision for how we can forward with this beautiful and wonderful part of our Village that has sat unused and untouched. If we could get back on your schedule for that conversation soon, it would be very helpful, because we are ready to launch into

September with a lot of hard work, trying to have this vetted by the community and brought back for comment in a more fully fleshed-out form.

**Trustee Walker:** What you said is right on about the short-term. I am working on four water plans around the country with 30-year time frames, but in each case things can be done in the next year and the next five years. There are areas that we do not have control over, and then there are areas that we do have control over. We can separate those things out. The Comprehensive Plan can be very helpful in pointing to short-term uses. The waterfront is going to change and evolve over time. It is not going to jump full-blown out of any developer's head, nor is it going to jump full-blown out of *our* heads. But there may be some things that we can do in the short term, where we can use those buildings sooner rather than later, even before the whole waterfront is cleaned up perhaps, and also be able to do things that we have control over, like the Zinsser parking lot and Southside.

About the fiscal issues, the Village provides a lot of services that other villages do not, like social services and youth services. When we were going through the budget, I was thinking I love providing these services to our community. But are we going to be able to continue to do those kinds of things? Those are areas that I would love to have some insight on, whether it is sharing them with other villages, or looking at how they can evolve in the future.

**Mayor Swiderski:** Why do I not caucus with the Board after this meeting and figure out how best to deliver something of substance to you on the waterfront. Whether it is gathering together notes, or a work session, we will sort out a mechanism that gets you something useful quickly.

**Ms. Sullivan:** Thank you for your time. We are all reacting to where the community wants to head. As we work forward over the next few months we will have a document that can be a help for the community as we move forward for the next five or ten years.

**Trustee McLaughlin:** To the Comprehensive Plan Committee, you have done more than we first conceived of when we talked years ago about having a comprehensive plan. Especially in terms of your examining other aspects of Village management, that has been a real plus. You have done good things for the Village.

Regarding the DPW, at some point we may want to move it because that is nice land it sits on, but there is not a lot of sense of moving it from one nice piece of property to an even nicer one. The other point I have, I do not believe there is a place it is discussed, and is this going to open a can of worms, but I am going to do it anyway, Mayor.

**Mayor Swiderski:** You do not have to pay the consequences. Go right ahead.

**Trustee McLaughlin:** Sometimes trajectories collide. Rising property values and gentrifying attitudes of what we do with our property, and what our home is like and what our village is like, can collide with other uses. I have become aware that we have a beekeeper in Hastings; Let It Bee Honey has many hives in the Village and may get more. I know at least one other person who is interested in having a beekeeping business in the Village. There are people in the Village who keep chickens. I would hate to see these zoned out of the Village. In terms of sustainability, those may well be uses that we will want to see more of. I do not quite know what to do with them, but I would hate to see our Comprehensive Plan be used as a weapon in the hands of gentrifiers.

## **2. Quarry Park Committee Report**

**Christina Lomolino, Chair, Quarry Subcommittee:** I am joined by two members of our committee: Kevin Dawkins, who is the chairperson of the Parks and Rec Commission; and John Flack, who sits on the board of the Friends of the Old Croton Aqueduct. Christine Lehner, another long-time committee member, is on a tour publicizing her new book.

We are here to give you a status report on Quarry Park, and to share suggestions for actions to move the project forward. Our committee believes that on the site of the landfill we can have a magnificent new public park in Hastings within a two-year period that will connect Draper Park to the Old Croton Aqueduct and the Quarry Trail, and also connect Hastings to its first industry and its early historic roots as a river town. Tonight we will address year one of this process, involving remediation of the site and the design of Quarry Park. On the design work, we are pleased to have with us Kim Mathews of the prestigious design firm of Mathews Nielsen. In these difficult financial times our goal is to remediate the site, design the park, and construct the park without using taxpayer dollars.

What has happened thus far? What have we accomplished? In 2005 the original Quarry Committee was established by a resolution of the Board of Trustees. Soon thereafter Quarry tours and public meetings were held to educate the public about the history, geology, and plant and animal life at the site, and to elicit public comments on the best use of the site. All the proposals that came out at the public meetings and the tours were analyzed by the committee and a report was issued to the Board recommending use of the site as a naturalistic parkland, consistent with the overwhelming consensus at the public meetings and also consistent in character with the adjoining Old Croton Aqueduct.

At the recommendation of the Village Board, the committee became a subcommittee of the Parks and Rec Commission. The committee established relationships with the DEC, Scenic Hudson, Friends of the Old Croton Aqueduct, the New York Office of Parks, the Hastings

Historical Society, and many other groups supportive of the project. Meetings were held in 2005 and 2006 with the DEC, with the assistance of the engineering firm of Malcolm Pirnie, to explore options for remediation of the site and DEC grant opportunities. In 2007 and 2008 the RFP for the park design was drafted by the committee with the assistance of the Village Manager and Malcolm Pirnie. Many prestigious landscape design firms responded to the RFP. There were tours of the site held with all of the interested firms, and they were vetted by the committee. The unanimous selection was Mathews Nielsen. Kim Mathews has been very helpful in helping the design of Quarry Park begin.

We have been fortunate in getting two grants to date. The first grant was from Scenic Hudson. Scenic Hudson has been a very good partner, giving us strategic advice about the development of the park. Their grant has two tiers. The first is a \$15,000 environmental testing grant. We have spent that \$15,000. Malcolm Pirnie did test pits to identify the remediation area to find how much of the 5½ acres is taken up by the old landfill. We learned it was approximately 3 to 3½ acres. Soil and methane gas testing was done. In the upcoming period, there will be ground water monitoring wells put at the site. The second tier was for park design for \$20,000, with a \$20,000 match. We intend to match that with in-kind services: volunteer time of the committee and any professional services rendered to the committee pro bono. There has been a lot of that: time spent on the project by the Village Manager and staff and by personnel in the DPW, and equipment from the DPW. I recently had a conversation about this with the Department of State; it seems that many hours, and the dollar value of those hours, can be used to match grant money.

The second grant was from the Department of State for \$170,000, with half that amount as the Hastings match. How will we match that grant? The Scenic Hudson money can be used as a match, and again, approximately \$30,000 in in-kind services.

Next steps: remediation and design. In the coming year we hope to remediate the site and do the design work for the entire Quarry Park. This is an estimate on the cost of the remediation that was given to us by Malcolm Pirnie. The entire remediation cost is estimated to be \$885,000, half of which will be paid by a DEC grant, Hastings' half of the money. As anybody who has visited the site knows, the most striking design feature is the remarkable cliff face, which is like a small version of the Palisades. The cliff face was visited fairly recently by an engineer from Malcolm Pirnie, who told us that while it looked fine to him at this time he would have to do a stability evaluation to determine the treatment of the cliff face. The \$6,500 is for that. The estimated cost for removing foliage from the cliff face so that its features can be visible from the park, and also creating safety measures for the cliff face, would be done in two phases, the first phase of which is \$2,750.



A concept design has been submitted by Mathews Nielsen. Of course, there will be a public process involved in figuring out the ultimate design, which will happen in phases. One of the most important things is that the park be designed to be extremely low-maintenance. Hence, we are looking at naturalistic parkland. We also wanted to make sure the design was phased so we would have a basic design, and that additional desirable features could be added over time as funds allow. But it was also important to make sure that the full design was known at the beginning so it could be dovetailed with the remediation process. Some earth will be moved during the remediation process. There will be a geomembrane cap put on approximately three acres of the site, but the topology of the site for remediation purposes should be dovetailed with the design so that at the end of the remediation the basic topography of the park will be in place. This will save money on the project.

The cost of the complete design of Quarry Park in all phases is \$250,000. We would deduct the Scenic Hudson grant that was specifically for design work, and also the Department of State grant, each of those with the matching funds, to be deducted from the design cost. The net cost is \$43,000 to complete design of the park.

The remediation phase, including treatment of the cliff face, \$711,750. The design costs after the grants have been deducted, \$43,000. So the first year, to complete the remediation and to perfect design of the park: \$754,750. Where will the money come from? We know it is not going to come from tax dollars, so what is the plan? We are looking to the ARCO environmental fund. We have studied the settlement documents of the ARCO/Riverkeeper case, and believe that this project is the kind of project that was anticipated to be paid for by the ARCO funds. We also believe that those funds should be husbanded carefully and used judiciously and, as additional funds come in over time, replaced if possible. One other important feature of the dollars from the ARCO fund is that, if they are used as a match, every dollar in the ARCO fund will really be worth two dollars.

Then we hope to secure additional government grants. There is a grant cycle coming in, with a deadline in mid- September, for the Office of Parks Recreation & Historic Preservation and also the Department of State. We have had contact with both of these agencies, who encourage us to put in applications, in particular the Department of State, which gave us a grant during the 2008 cycle and explained that they prefer to continue giving grants to ongoing projects and see them through to completion. We have a leg up there. Then there is private fund-raising. Once there is a design for Quarry Park, we will be able to do quite a bit of private fund-raising among individuals, foundations, and other groups. We hope to form a 501(c)(3) to do that. The appropriate time to launch that fund-raising is when the design of the park is available to show to potential donors.

Again, we will continue with the volunteer activities on the committee and within the Village that will allow us to match some of these funds. The Environmental Facilities Corporation is another agency that assists villages like ours in funding public projects by extending low-interest and long-term loans. It is another possibility we may want to consider over time.

What are we asking the Board to do? We have a variety of suggestions for Board action in the upcoming period. We are encouraging the Board to allow us to fund the project partially through the ARCO fund, authorize the grant application so we can secure additional funds from the Department of Parks and Department of State, and designate the site as parkland. That would require a local law. The benefit is that the DEC will know that the level of remediation will be consistent with use as parkland, which is a lesser remediation level than other uses. So that will benefit us financially. And also, potential donors will know that the site has been designated as parkland by the Board.

We would also suggest that the Village submit an application for historic landmark status because the site has great historic value. It is the site of Hastings' first industry, as we know. It also was in the 1930s a remarkable quarry park funded by Arthur Langmuir, a local philanthropist. There is a lengthy history of the quarry on the Village Web site in a report submitted by the Quarry Committee in 2005. We would also suggest that the Board facilitate private fund-raising by authorizing creation of a 501(c)(3) for the Quarry Committee so we can accept tax-free private contributions.

What do we have at the end of this? Within the first year, we hope to have remediation of the three acres, at which point the site will be ready for park construction during year two, and we hope to have perfected the design process so we have a blueprint for the complete Quarry Park going forward. The goal: a two-year plan for a usable Quarry Park.

**Kim Mathews, Mathews Nielsen:** We have worked closely with the committee to help them get to this point making this presentation tonight. It is important in a remediation project like this to understand what the future design for the park will be, because you will save a lot of money, energy, and approvals work by being able to dovetail the remediation process with the future design. For example, it does not do anybody any good to move earth twice or to seed an area and have to take out that seeded area and reestablish it. We have worked on the waterfront park in the Village of Irvington, now called Scenic Hudson Park, which our firm designed; and the 14-acre waterfront park on the Hudson River in Weehawken, New Jersey completed a couple of years ago. Those are both brownfield sites, and from that experience we understand the importance of this coordination.

**Trustee Jennings:** From your past experience do you have a sense of, in a year, how many people use a park of this passive approach, given the entrance into it and the relatively isolated nature?

**Ms. Matthews:** Do you mean on a weekly basis, yearly basis?

**Trustee Jennings:** I thought in the course of a year, but whatever is a meaningful figure.

**Ms. Matthews:** Several factors come into this. One is the ability for people using the Aqueduct to pop into this park and have a great additional experience along with the Aqueduct experience. You would have people from the Village coming to the park for that sort of passive recreation, that quiet experience. And because in phase one we hope to reestablish the connection to Draper Park, you would have people coming from Draper Park into that area. A guesstimate would be between 300 and 500 people a week, but that is complete speculation at this point. Does that seem reasonable to you?

**John Flack, Boardmember, Friends of the Old Croton Aqueduct:** Although I have heard numbers mentioned about how many people walk up and down the Aqueduct, Elisa, do you have any recollection of those numbers?

**Ms. Zazzara:** My recollection is that it is very hard to find those numbers. Any given day, driving down to Yonkers, a couple of dozen. But that is on the road to Yonkers. Do they walk all the way up? I do not know. That is the struggle that our Board has.

**Mr. Flack:** The intriguing thing is that you can go in on the south side and come back out on the north side. People who use the trail a lot love these kinds of diversions. They are a little tired of walking up and down the trail all the time, and if they could drop into the park they would be delighted to do so. Same thing with the Quarry Trail, and especially if that Quarry Trail had a connection to Warburton, if you could walk up to Warburton and go visit Antoinette's and come back up to the trail again. This section in Hastings and Dobbs Ferry is probably the most well-used part of the entire trail and also our largest support base in both of those towns. I cannot give you an exact number, but I could look into it. But most of the people who use the trail will undoubtedly use the park.

**Ms. Matthews:** Having a water element there is going to bring people to the park, because that is going to recall the history of the park, which is one reason we are doing it. We are going to use the excavation from the water element to create planted benches or picnic benches; a lightly terraced area so that you would have some topography in the park and would be able to sit on those benches and overlook the water element. This is an early concept. We would, of course, work with the Village in coming up with a final design.

**Trustee McLaughlin:** I live right across the street from Chris so I have been watching this all these years. My early memory of discussions was that the water element could not be excavated, and now you are saying it can be. The idea, then, would be that the area we see in the lightest green, curving down toward the water, would drop several levels at a time and the water would be lower down?

**Ms. Matthews:** It would not be as dramatic as you may be envisioning it. It would be a more subtle area. We are envisioning excavating at this point, from this level down, probably three or four feet. It is not going to be a deep quarry like it was historically. We would like to take some of that earth and push it up in this area to create topographic variation, and to create that grove of trees that will be wonderful shade. When I visited the park in the middle of the summer, it was incredibly hot because it is hard for breezes to come through because of the cliffs around. To make it usable and valuable for everybody visiting there it is important to create that shady spot. Having a water element will provide that additional cooling measure. The water element also has advantages of being a protector back from the cliffs and keeps people away from the cliffs, yet provides that beautiful mirror-like effect at the bottom of the cliffs. We think it has great visual and aesthetic advantage, and also can be tied in to the safety aspects associated with the cliff stabilization.

**Trustee McLaughlin:** Is that water fed by a spring?

**Ms. Matthews:** We have not figured this all out yet. I do not know if the water would be fed by a spring. But we do feel it will be an important element dealing with stormwater recharge and stormwater capture, perhaps catching some of the water that is coming off the cliffs and off the hills in the surrounding area of the quarry. It will be created at a low point of the quarry and facilitate in the overall drainage patterns.

**Trustee McLaughlin:** How much debris is there going to be in the dirt?

**Ms. Matthews:** We have talked to Malcolm Pirnie's engineers about this. They do not feel there will necessarily need to be any sort of surcharge, or more serious engineering issues, associated with creating that water feature. I do not know exactly the extent of the material. Some of that debris will be at varying levels of compaction but there will be a cap at that point. This water element would be above the cap.

**Kevin Dawkins, Chair, Parks and Rec Commission:** I am representing the Parks and Recreation Commission in this effort as liaison. Adding to the earlier conversation about the north-south traffic along the Aqueduct, it is not difficult to envision an east-west traffic flow as well from Southside Avenue when the second phase of the Quarry Trail is completed.

This site, in addition to being a spectacular site on its own, connects people north into Draper Park. It is not difficult to imagine crossing the street at Washington and Broadway into the Burke Estate, and across the Burke Estate to Farragut Avenue. You can pretty much traverse the whole Village east to west with a little imagination and some safety features as we improve sidewalks and crosswalks. It also connects many of the trailways, the Rowley Bridge trailway. One of the net effects is that it will encourage people to use this as a secondary circulatory system, rather than sidewalks or walking in streets if people have connected trailways that can get them from over in the Farragut Avenue area to downtown and to the waterfront eventually. This could be very encouraging in getting people out and walking about rather than getting in the car and driving downtown.

**Trustee Walker:** This is a beautiful design. I do have some concern that it is not in a very visible location. It is hidden away, even though it is right on the Aqueduct, from streets and other public spaces and the parking lot. It will tend to get some abuse. It would become a place where kids would drink. My Girl Scout troop cleans the trail between Draper Park and the Aqueduct every spring on Village Cleanup Day. We have done it for five years. We haul dozens of bags of beer cans. So I have been in there and I know what happens. My fear is that it would become a place that would attract more of that kind of activity. But I love it. I live nearby, it is a beautiful place, I want to see it developed into a park. But is there another approach that could make it more natural, easier for the Village to maintain, that would be cheaper to design, cheaper to build, and in the long run look like open space. I am saying this to play devil's advocate because I like this design and I want it to work, but is there another approach that would be more cost-effective. Perhaps the numbers of people who use it, the cost-benefit analysis, would come out more in the Village's favor.

**Ms. Matthews:** In the request for proposal we were also asked to do a little concept design and sketch about our ideas for the park. This plan, and a sketch drawing we did, took the mandate of low maintenance, stabilized earth pathways, meadow areas that require less mowing than grass areas, and naturalizing, native material used to create these grove areas. It is a very low-cost design right now. The only thing that may look more expensive is the water element. But if we can work with the remediation consultant early on to tie it into the stormwater management for the site, it could be a win-win situation rather than some of the more costly elements that might be required on the site. So in our conceptualizing of this to submit our fee proposal this was where we landed. Having said that, no firm has been retained yet by the Village to work on this. Comments such as yours are important to the designers and the committee to understand the use or abuse of the space. When people use a park more frequently the derelict uses of the park tend to go down a little. Hopefully, that would be the case in this instance, as well. We have designed it as low-cost as we can right now in terms of conceptualizing.

**Trustee Walker:** What decisions do we need to make in terms of applying for grants?

**Village Manager Frobel:** When I wrote to you a couple of weeks ago I talked about the Department of State grant. I was trying to promote some downtown revitalization. Having met with Chris and the committee recently, I now reverse myself. In the report you received this week, my thought was to make that application to the DOS focusing on the quarry, getting through some completing of the environmental testing that is required, maybe look at the cliff study, the cliff stabilization, and talk about the design. So I put together a grant that would address those three elements. The price that is before you is only phase one. There is another phase to it. My goal is to get through the environmental testing. So turn to the grant, and a big element here is return to the trust.

One item that was not mentioned tonight, depending upon the trust as a source for the match, which is a big number, is to view it almost as a loan. As time goes on, if we are able to raise other monies or secure other grants, begin to restore any money that we need to turn to that trust for, for this work. Something we have not really talked about or totally worked all the details out, but that is one notion: that even though we do realize it is dependent upon the trust to get this to the next phase, maybe keeping in the back of our mind, if it is feasible, to restore any money that we do have to use, in the future.

**Trustee Quinlan:** One of the things we can and should do as soon as we can is dedicate this land as parkland. That is the easiest thing to do, and inexpensive. I do not think I have heard any other reasonable uses even close to this kind of use. In terms of the HR trust as I understand it from Fran's evaluation, somewhere down the line we could possibly be exhausting the entire trust for Quarry Park. As much as I am in favor of Quarry Park, and I have been a big advocate and pushed it forward ever since I was elected, I am reluctant to spend the entire Hudson River trust fund on one project. I would certainly consider it, but we are talking about \$1.5 million for one project.

As a first step, what Fran recommends is using the HR trust for matching for the environmental testing, about \$38,000, which would be \$19,000 if we could get the Riverkeeper to agree. I do not think BP/ARCO would mind one way or the other. The design phase which you recommended, Fran, would be \$129,750, which is a lot of money. And the cliff study, which is only \$3,250. If we authorize at least \$152,000 out of the HR trust fund, it leaves close to \$1.3 or \$1.4 million. Try to pay that back, and then see where we are. The environmental testing will drive the rest of the project. Until we know what is there for sure, we do not know what we can do. Then we would have a clear understanding of what the next steps would be.

I would recommend in the next couple of months dedicating it as parkland and have the Board discuss authorizing \$152,000 from the HR trust. Try to get the Riverkeeper on board with that idea. Then go from there, and we would be well on our way to maybe not going as fast as the Quarry Committee would like, but would be moving forward with some day having this as an addition to our good and valuable parkland and recreation.

**Trustee Walker:** I just wanted to ask where the \$129,750 comes from.

**Trustee Quinlan:** This is the HR trust.

**Trustee Walker:** Just the design work; none of the remediation, then.

**Trustee Quinlan:** So it would be the design. Half of the design and half of the environmental testing.

**Trustee Walker:** But, Chris, you showed, in one of your slides . . .

**Ms. Lomolino:** I have not seen the report that you have in front of you so I do not know the numbers that you are looking at.

**Trustee Quinlan:** I am using Fran's numbers. The Village Manager indicated that the cost of the environmental testing would be approximately \$38,000.

**Ms. Lomolino:** That is the groundwater wells?

**Village Manager Frobel:** Yes, that is the wells, plus the drafting of the report and the consultation with the DEC, leading up to a consent agreement we could reach.

**Trustee Quinlan:** Manager Frobel indicated the design cost would be approximately \$259,500. If you take half of those two numbers, and then add in the \$3,250 for the cliff study of the \$6,500, you have a total of \$152,000.

**Ms. Lomolino:** I see where you are coming from with the numbers now. The item, then, that we had requested that would not be included under that plan would be half of the money that the Village would put up toward the remediation, with the DEC paying the other half.

**Trustee Quinlan:** But is that the construction?

**Ms. Lomolino:** The cleanup and closure of the site. This is a voluntary Part 360 closure. Were it not voluntary, it might well be mandatory. It is in a residential area. The cost of the

remediation to Hastings would be \$442,500. My suggestion, and that of the committee, would be that that money come from the ARCO fund; we can get \$2 for every \$1 because the DEC will pay the other half of the remediation. That would be a task for the upcoming year so we could clean up the site and it would be ready for park construction. The environmental trust fund was set up in 2003. It is now 2009, and my suggestion is that the Village Attorney look at the settlement agreement and at the time frames for use of those funds.

**Trustee Quinlan:** Chris, we are aware of that. But no one is putting any pressure on us to spend this money. That is something we probably would not agree to. The Riverkeeper is not putting any pressure on us, and we are in very close and frequent discussions with some important people in BP/ARCO. So I am not too worried about that money leaving Hastings. The cleanup is important, but I would like to see where we could go first with the environmental testing. Then we could also authorize you to set up your 501(c)(3) corporation. What I was hoping and what I have not seen yet, and maybe with the design and environmental testing and the cliff study, was more activity of the Quarry Committee itself to go out and get private funds. I have not seen a dollar.

**Ms. Lomolino:** Yes, that has always been part of the plan.

**Trustee Quinlan:** But I have not seen a penny of that yet. I do not see anybody making any contributions, and I understand why. First, it is not dedicated parkland. Second, the environmental testing is not over. And three, you cannot show them a design.

**Ms. Lomolino:** Exactly.

**Trustee Quinlan:** But if we do those three things, then you could be able to do it. Then maybe if you could say, we have gotten this amount of money - I do not know what would be a reasonable amount - then we could see whether there is a desire on the private sector's behalf to make this into parkland. There are things on the waterfront that we may need that money for in the future. We do not have to save every penny, as has been suggested in the past, because we are at least ten years away from a cleanup. But I am hesitant to spend it all.

**Ms. Lomolino:** It is in an interest bearing account. Much of it would be replenished by the interest on the remaining amount.

**Mr. Flack:** The way we configured these costs, there is not a request for the entire Hudson River fund.

**Trustee Quinlan:** Fran he has the HR trust contributing \$1,338,558.



**Mr. Flack:** I have not seen that.

**Village Manager Frobel:** That is the chart we gave you on Friday, the chart I had showed you typed up, and Ray had it at the Park Commission meeting that night.

**Village Attorney Stecich:** It is your figure, plus the construction.

**Mr. Flack:** Oh, the construction. But we are not asking for construction money at this point. There will be construction costs, and we are certainly not trying to avoid that because that is an important consideration. But during this remediation period, if, as Jerry suggested, there is the authorization for the not-for-profit status and the parkland designation and some of the design work, that will facilitate the private fund-raising. That is where additional funds will come from. But at this point the request is not for the entire Hudson River fund. It is just to get through the remediation phase so we can get to the construction phase, which will have its own cost. There is no doubt about it. But that is not being requested now.

**Trustee McLaughlin:** How much did we spend from the trust on Kinnally Cove and how much is left. Is it \$1.3 million?

**Village Manager Frobel:** No. The balance today is \$1.5 million.

**Trustee McLaughlin:** How much did we spend on Kinnally Cove?

**Village Manager Frobel:** I would have to double-check to be absolutely certain.

**Trustee McLaughlin:** Was it as much as half a million?

**Village Manager Frobel:** No.

**Trustee McLaughlin:** I did not think it was. It was a lot less than that.

**Village Manager Frobel:** I want to say closer to \$200,000.

**Trustee McLaughlin:** That is what I was thinking. Jerry, how much were you suggesting coming out of the HR trust into this project?

**Trustee Quinlan:** For now \$152,000.

**Trustee McLaughlin:** So in other words, about 10%.

**Trustee Quinlan:** For now. I do not say we could not take it out later.

**Trustee McLaughlin:** No, I understand. But you are suggesting spending 10%. We would have wound up spending only about 20% of the trust to date if we did that. We would still have 80% of the trust left. Fran, you said something about our borrowing from the trust and paying back?

**Village Manager Frobel:** That was a thought. The idea was we could view this as a partial loan. Chris talked about private fund-raising. If we can raise enough money, perhaps the day would come where we could restore some of the money we had to borrow from the trust to make this project work.

**Trustee McLaughlin:** Does the trust exist as a vehicle to use for that, to be tapped like that?

**Village Manager Frobel:** I really do not know.

**Trustee Quinlan:** I do not think what Fran means is an actual agreement that we are borrowing the money and are going to pay it back. It is like mental, in the back of our minds, that somehow we would pay it back. But the only way we are going to pay it back is if the Quarry Committee can raise private funds.

**Trustee McLaughlin:** I am puzzled because I never thought before about borrowing from the trust. You are not talking about using it as a bank, but I am intrigued by the idea of having that money sequestered in such a way that we use it as a piggybank for parkland/natural resource things within, say, a mile and a half of the river. That is a new idea.

**Village Manager Frobel:** The thought was to be a little creative about it. We know it is very limited. But if we did find a benefactor who was willing to make a substantial donation to this project, he could be out there.

**Trustee McLaughlin:** But could the fund continue? Could the HR continue to operate like that?

**Village Manager Frobel:** I do not know.

**Trustee McLaughlin:** I would not have thought so.

**Mayor Swiderski:** We can find out easily enough. I would question the basic premise of the likelihood that somebody would donate money to repay the fund. When somebody gives

money they want something with their name carved in a rock at the base of whatever it is that they spent money on. The likelihood that we would recoup any portion of that, I do not know. If I was a rich man giving out money I would not want to be repaying a fund. I would want to see something for it.

**Trustee McLaughlin:** I am just not seeing the advantage of repaying the fund. I guess it is the same thing you are saying.

**Mayor Swiderski:** Right. I do not see it. It is counting on the good graces of a private individual to step in and do something which human nature does not dictate typically happens.

**Trustee McLaughlin:** Also, if we are going to create a fund for developing projects like this in Hastings, let us do that rather than using the ARCO fund for something it was not designed to be.

**Trustee Jennings:** I am looking at the numbers Fran has given us and having trouble matching them to the slides. Something that was mentioned during the course of the presentation, our 50% match, can be satisfied by in-kind contributions. I do not see any estimate of what that contribution might be. These figures show us drawing our matching requirements out of the waterfront fund. But your argument is that it would not have to all come that way; it could come by some calculation of the value of our in-kind volunteer services. How do we calculate that, and what figures do you have in mind for that? If they were on the slide, I missed them.

**Ms. Lomolino:** No, that number is not on the slides. We are going back over the years, the numbers of meetings that we have had, the numbers of people who attended, legal services that I have donated to the committee, other professionals on the committee that have donated professional services to the project, and determining the dollar figure of that. That will be a sizeable figure and will be used to match grants and offset the Village's match requirements. I was surprised to find from speaking to officials at the Department of State that they readily do it. They accept in-kind services for a dollar amount. There is not even a cap on the percentage of the match that you can meet that way.

**Trustee Jennings:** How do you document it for them?

**Ms. Lomolino:** We have the dates of all of our meetings and our calendars in terms of time spent drafting documents and doing research, and we will be able to include that as match money. This number, which is a little less than half of the money in the fund, would be a very good use of the money. This is a project that can result in a usable park at a crucial site

in the Village, a place that is the nexus of Draper Park, the Old Croton Aqueduct, and the Quarry Trail, in an area of the Village that is the most densely populated whose residents will surely use this park, but also all the users of the Aqueduct. That part of the Aqueduct is heavily used. At any given moment there are people going by with their babies, their children, their dogs, biking, walking. To think that we could have a major public project to give to the people of Hastings within a two-year period is something to think about. We have finished the Community Center, we have finished the pool, we have finished Kinnally Cove. This is a new project that can be utilized and completed within such a short period if it is focused upon it, if it is funded. The funds are not available for just any project. A project has to suit the criteria for the fund. I cannot think of any others right now that can suit the criteria. The ARCO funds would be very well used for the project, not to mention that this is a five acre derelict site, a landfill, that can be cleaned up and returned to healthy use. Enough said. Of the things we have suggested, accessing the ARCO fund and the designation as parkland are the two most crucial, and I would urge the Board to act on those items.

**Mr. Flack:** If we apply for grants, \$754,000, and we got those grants, then that money could be given back to the ARCO fund. The \$754,000 is the amount of money needed to get us to the point where the topography is in place, at which point you could use it as a park. It would not have very much in the way of amenities, but it would be remediated, you could walk from the southern end to the northern end without having to worry about pollution. The other point I wanted to reiterate is that it would not just be private money. Grant money could be used to offset some of that \$754,000. That is just the number we are saying is needed, ball park figure, to get to that point where you could walk through the park.

**Trustee McLaughlin:** What would be the time frame of declaring it parkland? Would we need a public hearing?

**Village Manager Frobel:** The Board of Trustees considered this awhile ago. There was some concern at that time that we might need legal counsel's advice about the designation of parkland prior to either the cleanup or entering into that consent agreement with the DEC. There was some advice that perhaps we would be well served by having Mark Chertok take a look at that notion before we simply designate it as parkland.

**Trustee McLaughlin:** The idea being that if it were already dedicated parkland it would somehow change our liability?

**Village Manager Frobel:** I do not know. I am not qualified to speak to that, but there was some concern that perhaps we would be well served if we had special counsel or someone look at it and make a determination about the advisability of jumping into that parkland designation. Marianne, can you recall any of that conversation?

**Village Attorney Stecich:** I remember it being an issue that Mark dealt with. I do not remember exactly what the reason was. It probably had to do with getting funding.

**Trustee McLaughlin:** I would like to propose, in that case, that this be run by Mark, and that the clock start ticking. Find out what the feasibility is, and begin to calendar the times that you will do that so that by the end of the year that would be dedicated parkland if it is useful to us to do it now.

**Mayor Swiderski:** Agreed. In terms of the next steps, I want to hear Fran's presentation on dueling grants. I do not know if we can come to a determination tonight on what we want to authorize. Certainly, I am not ready to. My reaction is that \$754,000 represents roughly half of what we have in the fund. We do not have many pots of standing money to draw on so the few that we have I husband carefully. When I see a number that is half the pot, and then the construction estimates are almost the other half, a fund that I saw at least in part for use on the waterfront disappears in the course of two years if we go through with the construction phase. I am not willing to commit to going down that road until we think through the numbers more thoroughly.

I do not know if \$260,000 is a reasonable amount for a park design; I am struck by the size of it, and I quail a bit at that. A number of things happened: the cliff stabilization issue, environmental cleanup costs have gone up. A year ago we heard numbers that were a third of this and now we are heading toward what it cost to buy Hillside Woods. I have got to digest and consider before I can commit to all of this tonight, or even part of it. Where Jerry was headed is as far as I would be willing to go, and even not as much for design, to at least understand everything well enough to have a handle on the numbers. These sorts of numbers can be awfully soft, and studies and testing can double these again. At some point you reach for the air sickness bag when it comes to the expense involved simply because it is untenable. So where Jerry was going I feel is the prudent course: to get enough to understand the numbers and to design far enough to begin, if the numbers are reasonable, the fund-raising to raise the rest of the money. I would like to step back and let the sticker shock subside and think about it more rationally. Maybe set aside some time at the next meeting so we do not stall this process too long. We may come out of the discussion on grants with some idea of the next step.

**Trustee McLaughlin:** Are you suggesting that the Board should not pursue dedication of this as parkland?

**Mayor Swiderski:** Absolutely we should pursue it, as you suggested.

**Trustee McLaughlin:** In other words, talk to Mark Chertok soon and begin the calendar.

**Mayor Swiderski:** Absolutely that should proceed.

**Trustee McLaughlin:** It has been at least four years since the committee made its presentation to the Board, and at that point you were talking about creating a 501(c)(3). Maybe it is time you did. Is there a reason not to?

**Mayor Swiderski:** No.

**Trustee McLaughlin:** So maybe it is time to do that as well. That gets you onto two paths that are not going to cost you a lot of money and are going to open the door to other things without getting lost in the numbers.

**Mayor Swiderski:** Without belaboring the point about the \$1.5 million trust, it is a mistake to not consider it taxpayers' money because, effectively, a dollar is a dollar however we have it banked. As fiduciaries, I spend that no more differently than I would borrowed money, because once spent it is money we do not have. I headed into this process willing to dedicate more of it than in the past we have been willing to dedicate because out of it comes a park. But the cost benefits that we think about as far as how we spend this is no different than we would if we were borrowing it. It is a dollar for a dollar, no matter whether it is directly out of our pocket or not, because we are foregoing spending it on something that in the future we will have to bond to do anyway. It is not a game, but it is which pocket you are pulling the money out of ultimately. I would treat whatever would be spent on the waterfront in the same way. It is something we should be willing to spend money on, period, regardless of how that money appeared.

**Trustee Jennings:** I also have to think about this further. We will not be able to make a decision tonight, but we ought to do the testing and find out what we are dealing with, and look into the legal implications of the designation question relatively soon. What if we did not have that ARCO fund? We would still want to do this park, and how would we proceed? We ought to look at the ARCO money as a source of last resort and not a source of first resort. We ought to collect those numbers, and do the math, and find out how much our in-kind time is worth. We ought to get the fund-raising started, go the 501(c)(3) route. We need to do a lot of things and get them in motion at one time. This is what Jerry was saying, except he was prepared to spend more money upfront than I feel comfortable with. I would like to find out more before even spending \$200,000 or \$150,000. I am not sure we are ready to trigger that amount. I would hope that the amount that we are going to draw out of our waterfront trust turns out to be lower than we estimate it to be. I am fairly confident that that will be the case if we try these other routes very hard.

The construction can phase in. If we get it cleaned up it is usable right away, and we improve it over time as we can. Just as we are going to have to think about the waterfront that way, we can think about Quarry Park similarly. We do something that we can afford, we get people in there, we start using it. That, in turn, reinforces the fund-raising power. And we improve it over time.

### **3. Events Committee Report – First Friday Event**

**Trustee Walker:** I have two slide shows, and both of them have to do with timely issues that we want to get started. They also feed into what Fran is going to say about grants. One is about having a series of events starting with a pilot project this fall. The other is a signage program for the downtown. I have had a lot of help on the event program by an ad hoc committee made up of representatives from the Chamber of Commerce, EDC, other merchants in town, and local residents. What I need from you tonight is some idea that you would like to move forward on this schedule of events and perhaps go after grant money to enhance the quality of the events. Likewise with the signage program, we would like to go after some grant money that Fran is going to mention tonight.

Hastings First Friday. What is First Friday? We have given a lot of thought to the mission and goals of this event. We would like to have it arts-oriented because Hastings is steeped in the arts and culture, whether it is visual arts, performing arts, music, or literary arts. So this is an arts-oriented events series that showcases our local talent. It draws a wide range of people, including families, kids, teens, and adults. It encourages people to walk around the downtown. And it uses our downtown as a stage for gatherings, for these displays of art and music. We also want, and you notice it is not at the very top, to promote local businesses and buying locally, and attracting new businesses. And transform, ultimately, the downtown to a comfortable, sociable, and vibrant place, a real destination. But we, as a committee, have decided that we want to do this whether or not the merchants want to stay open late. We would like them to participate in this in every way possible, but we are not going to make this event contingent upon their staying open late.

We have gotten a lot of information from the founder of Tarrytown's Third Friday. They have done a terrific job. They've been doing it seven years this fall. They get funding from a variety of sources. We have looked at their budget, we have looked at how they do things, so we have got a good idea of what it takes to make it happen. They have got a great logo and name recognition. We recognize that doing it right, like they have done, is really important.

What is it going to include? Outdoor performances of all types: music and outdoor movies, art festivals, and street fairs, potentially even closing down the street; outdoor dining perhaps

even in unusual places. Taking advantage of our sidewalks and the public spaces that we have. We know they are limited. We do not have an incredible flat green. We have a nice green that is not flat in the middle of our downtown, but we are going to take advantage of all the public spaces we can. Games, different types of activities to include kids and teens and people of all ages, and other maybe even non art-related activities. Comfortable amenities: things that you do not normally think of downtown, whether it is tables and chairs, Adirondack chairs, hammocks; we have been debating a lot of different ideas. We have talked about the way they have those lounge chairs at Times Square, which are making people use Times Square in a whole different way.

Then comfortable environments. Thinking about how you put these comfortable amenities and tables and chairs together to create a sense of place; outdoor displays; encouraging merchants to put things out on the sidewalk, understanding our sidewalks are limited. But really use the sidewalk as a selling environment and an eating environment. Bring vendors out: whether we use local restaurants and cafés who can put out, perhaps, satellites in new places. Use them as much as possible in the evening for food. We could even perhaps bring in some outside vendors like the ones that sell prepared foods at the Farmers' Market.

Maybe partially close the street to begin with. Do not fully close the street, but begin to use planters or cones to create larger areas around certain key places. In the longer term, greening the streets more. One of the things that people have mentioned over and over again is how beautiful the street looked when Meryl Streep was here and the movie was being filmed. What did they do to Main Street, it looks just like Santa Barbara, it is so gorgeous. Why can't we do that? We cannot use palm trees, of course, but we could certainly go in that direction. Beautifully green streets that are very simple. It does not take up a lot of space.

What do we call this? We may end up calling it Hastings First Friday. We have talked about some other ideas: Walk Downtown Today, Hastings Walkabout because we want to encourage people to walk around, Hastings After Hours, Twilight, Hastings Happenings, Hastings Art Fair. We have got some professionals working on this, and we may come back in a few weeks with another suggestion.

When? We want to do it the first Friday of each month. Why Friday? The Farmers' Market already attracts as many as 1,800 people to the downtown on Saturdays in the summer. Many of the merchants say Saturday is our best day of the week, we do really well on Saturday, but it is those other days of the week when we could use some attractions. People often make plans on Saturday evenings, and then we have sports and meetings taking place on other evenings during the week. Friday seems like the night when people could let their hair down and relax and come downtown. We think we like the idea of the first Friday.



We would do it every month throughout the year, but are going to start with October 2. There are some issues with October 2 that I just discovered yesterday. We may be able to iron them out, but we think we have enough time to at least get something together for October 2. And then use that as a pilot to see whether we want to continue and maybe get more of the merchants involved. See how it turns out, and just give it a try.

Where? We would like to do it in four to five venues throughout the downtown. The idea is not just to do it right at the VFW park, but to spread it around town. Ultimately we would like to close part of Warburton Avenue, perhaps between Spring and Villard, but we are not proposing that for the upcoming event. Maybe partially close the street in certain places. Also in the shops: in the winter we think we should move it indoors. That could be an art walk, and the Hastings Arts Commission has been talking about that for quite a while. So we would like to engage with them, thinking about moving gallery space and sculptures and whatever it happens to be. There could be a theme to the art, but move it inside. Even work with RiverArts on that. I would love to talk to landlords about using empty storefronts. That is not for October 2, but for later. We would like to put that on the agenda for the future. The library would like to participate, both indoors and out, with book sales, performances outside, or maybe something going on in the Orr Room. Sure Feir and some of the Library Board have had a number of ideas about how to participate. Then, of course, the sidewalks and alleys throughout the downtown. The Community Center and the sidewalk, even maybe the non-parking space in the street in front of the Community Center, create a place there. Boulanger parking lot, we might want to take over some of it in the future for a jazz band or an outdoor movie, maybe not the whole parking lot, but part of it. VFW Park, of course, the Chase parking lot, and also next to the firehouse where Scoops used to be. There is a nice spot there that we could highlight. Post office parking lot. Hastings Station Café wants to be involved.

I have that yellow line on the slide because that is the area that, in the future, we would like to consider closing. The idea would be to take these places and convert them into happenings, where you have a little music, some tables and chairs, some planters. Give it the sense of place. Then people would walk from place to place and experience these different things. One of them might be an outdoor movie, maybe at the post office parking lot or at the library. One of them might be a kids' event, maybe in the Chase parking lot, with games and so on. Maybe have something for teens going on in the Community Center. Think about ways that different spots could be used for different groups, but you would love to have people walk throughout the downtown and experience them all. Maybe give them something that has to be stamped at each spot. If they hit all of our destinations, then they can participate in a raffle and win a prize or a gift certificate or something that could only be used on First Friday.

Another great idea that came up just the other night is from Carter Smith, who runs the Common Ground Coffee House. He is interested in moving Common Ground and perhaps using the Community Center for some of his events. So could we do some indoor/outdoor things? Have a concert for 200 people, if that is how many it holds, in the Community Center. Have some stuff going on outside at the same time. Maybe those are ticketed events, maybe something in the Orr Room. We found out that October 2 the Chamber is scheduled to have a firemen's auction. So we are reaching out to them to see if we can partner with them on that event, and maybe use that as the kickoff on October 2. But I have not had a chance to talk to them about it, so I hesitate to say that it is compatible.

These are the things we need to do. We need to develop a budget and raise money, publicize, create a brand or logo, start to program these spaces and create that sense of place by perhaps buying some tables and chairs to put out. Contact: we have a crew that is going to go around and talk to the merchants and business owners, get them involved, see if we can get donations from them. Book the talent: look for the musicians, maybe some free ones to begin with. Invite food vendors, and get the restaurants to participate. Maybe put out ice cream carts and hotdog vendors or other things besides the restaurants we have. Create a kids' area, and then get some of the other local civic organizations involved. Seniors, firemen, we need to reach out to other groups.

**Trustee McLaughlin:** That is wonderful.

**Mayor Swiderski:** That is so cool. You sure you want to move to Chicago?

**Trustee McLaughlin:** No. It is much more fun to stay here.

**Trustee Walker:** The idea is that we might want to purchase some supplies, look for some grant money, look to raise some funds. We will do what we can with very little for October 2, and try to get donations from local businesses. We do have a crew that is ready to go out and do some fund-raising.

**Trustee McLaughlin:** Can we go into the Hastings Betterment Fund now, earmarked for this?

**Village Manager Frobel:** Definitely. That is what it is for.

**Trustee Walker:** As I said, we need to talk to the Chamber and coordinate with them, and with the Parks and Rec Commission. But this is the concept.

**Trustee Jennings:** This is great. It makes my eyes get big to think about something like this in Hastings. I attended the presentation by the person from Tarrytown. Very interesting. The one thing that I do not see on the slides, which seemed to be important in Tarrytown, is that one leadership individual who is going to make this, heart and soul, their thing. We have got to find such a person.

**Trustee Walker:** Yes, we do. We do have a business manager who has volunteered, in fact it is a couple, for October 2. Once they go through it, they are going manage the money and the fund-raising. We have somebody who is interested in fund raising, we have somebody who is interested in doing publicity. So we have a number of folks. What Jennifer did for Tarrytown, we are spreading it among several people. But I agree. When we start getting our fund-raising going we will want to have that key manager person. In Tarrytown they pay her \$6,000 or \$7,000 a year.

**Mayor Swiderski:** This mirrors what happened with the Farmers' Market perfectly. First you start with volunteers. You do not run until you have had a successful jog around the block. That is the way to do it.

**Trustee Walker:** I think people will be willing to donate if it looks like it is going to be something that has legs and will continue. Then it would be great to hire that person. Very good point.

Presentation number two.

**Mayor Swiderski:** And outrageously cool on the first one. Thank you.

**Trustee Walker:** Our directional signage program, I want to think Randy Paradise and Nina Cangiano, who helped me put these ideas together. We presented them to the ARB and got some great ideas from them, and to the Chamber and got some good ideas from them. We are basing a lot of this on the historic signage that was a joint project of the county planning department and the Historic River Towns of Westchester. About five or six years ago they came up with this signage program, and it has been put to use by Dobbs Ferry and somewhat by Yonkers. Most of my photographs are of the Dobbs Ferry sign. They are not exactly like what we will do, but they are similar.

**Mayor Swiderski:** They should be, for continuity's sake.

**Trustee Walker:** The idea is that these signs would be used up and down Route 9 to provide some consistency in providing wayfinding information and historic resources, and create a regional destination of Broadway. So you are using the same language, and you are

creating this sense of a larger effort here. These things came straight out of the book. They are called “trailblazer with graphic medallions.” They have a historic look. Not all would use medallions. You use them judiciously, but use some interesting graphics the way Dobbs Ferry has. Up at the black part at the top, we would probably say Hastings-on-Hudson. The sign designer, Donald Meeker, a professional sign designer who did these, said you cannot put more than three of these together. Dobbs Ferry has a maximum of three, and we are proposing no more than three at a time. You pick your most important resources. There are lots of things we would like to sign. But this go-round we are focusing on downtown resources, not just historic things throughout Hastings.

Signs 1, 2, 3, 4, and 5 are at Broadway intersections: the intersection with Warburton and the intersection with Main Street. Sign 6 is on Farragut Parkway, facing Ravensdale Road. These, we think, are the top priorities because they will direct people into the downtown and to other important destinations. The blue ones are parking signs. They are the next priority. Then 11, 12, 13, 14, 15, and 16 are the green ones, which are the third level of priority. They get you through the downtown to the key destinations within the downtown and on the waterfront. Broadway/Warburton, the concept is you want to get people downtown, to Metro-North, and to the waterfront. Broadway/Farragut, same idea. Also Farragut/Ravensdale, same idea. When you get into town, a recommendation of the ARB was that we not use the historic signage or a fussy picture but just a nice-looking bold symbol “P” to highlight parking. This is to get you into the Boulanger lot and the Steinschneider lot off of Main Street and at that intersection of Main and Warburton. That is the key place where people seem to need help. Getting you to the waterfront, Village hall, and Metro-North would be the next bunch, and through the downtown. While you are looking at the library, you have got one directing you to Metro-North and the waterfront. Then you have one that directs you to the waterfront. At the train station where you get off the train, you would have one directing you up to the downtown. These, everybody deemed to be the most important things. Fran has done a rudimentary budget. We think it will cost about \$15,000 for this package.

**Mayor Swiderski:** For all of these? That is far better than I feared. Again, thank you. It is hopelessly professional. The fact that you got everybody to sign off on this is an accomplishment. I like that we are using the same signage as the south and north of us. Let us keep it consistent. People are going to snipe at any color selection, so you might as well adopt a standard that everybody else is using. You are focusing exactly on the issue that people are constantly stopping and asking, how do I get to these places? So it is great.

**Trustee Jennings:** Maybe as a phase two thing, at the train station and at Boulanger or the corner of Main and Warburton or some other central location, could we eventually have a map? It shows where everything is, gives a visual orientation, and lists points of interest.

**Trustee Walker:** A map has been produced by the Chamber, with help from Angie. We could start by putting it in the window of the Community Center, but coming up with a kiosk design for it is on our agenda for a next step.

**Trustee McLaughlin:** The Citizens for the Burke Estate has money left. Marge Apel was the last treasurer and has indicated that the sign project might be a good thing for all of the Village; you might want to speak with her about it.

#### **4. Proposed Grant Applications**

**Village Manager Frobel:** Two grant applications are due mid-September that we have begun to rough out. Both require a 50% match. Kevin Hay has been my right arm in this, as have other department heads. The Department of State grant under the LWRP program holds some opportunities for funding for Quarry Park. My goal was to complete the environmental testing, look at getting some of the cliff study or cliff stabilization, and look at the design. We can put that cliff stabilization aside and focus on the environmental testing and on the study of the cliff needs, and get into the design. That would help this group move along nicely. So I would look to include Quarry Park in that application. The application has no limit to the amount the community can ask for. As was tossed out tonight, maybe a grant of \$150,000, with a match from in-kind services and from the Hudson River trust, we could come back to you at your next meeting because we are going to need a Board resolution before we can submit this. We do not need decisions tonight. I just need to know if I am on the right path.

The second aspect of this same grant would be improvements to the business district. We mentioned the signage. Susan Maggiotto has developed some cost estimates. It is the same vendor that has made the signs that you saw the templates for this evening. We are also looking to include outdoor seating and tables and chairs for people using the downtown area in different key locations. Meg is going to develop the budget for that. I do not have a number on that yet, but I cannot see it being much more than the signage.

The second grant that we are looking to apply for is from Parks, Recreation, and Historic Preservation to address our handicapped accessibility needs. We have identified, through our handicapped accessibility report, improvements necessary at the swimming pool, additional work at Kinnally Cove, and we would like to make improvements at Zinsser Park. At the pool, we are looking to improve the ramp, the path that leads from the parking lot into the bathhouse. The grade is too severe right now. People in chairs can get in without going up that ramp, but it is through a fence into a grassy area and is not ideal. We would like to have them easily get from the parking lot into the bathhouse.

At Zinsser Park we would like to make improvements to the parking lot. It has been a pet peeve of mine. That parking lot is not laid out to maximize the amount of spaces there. It is narrow and you cannot go angled all the way up. So we would like to reconfigure that, make some improvements in the drainage, and at the same time address the handicapped accessibility from the parking lot up into the playing field. That ramp may be legally okay, but we need to shoot some grades and see if we can make some improvements. At the Cove I would like to continue the theme we have with the brick pavers to get from the parking lot to the boardwalk, but the architect who designed that wanted to use crushed stone dust on the pathway through the park. It has been pointed out to me that that can be difficult in a chair. Our thought was to continue the paver theme throughout.

You have heard about the petition sent to the Parks and Recreation Commission from people who would like a dog park developed. We looked at couple of locations. We think that Riverview Park may lend itself most easily to being transformed into a very nice dog park. It already is, in fact, used by pet owners. With improved fencing, and bringing in some fresh water and some other amenities, we can get a nice facility. We have had a discussion with the persons who have developed that petition. They are happy with that location. We had asked the question of legal staff a few years ago about taking a part of a public park and making it into a dog park. There was some concern, Marianne, about alienation of public parkland. It was an opinion rendered by someone. We are trying to revisit that because, we do not want to go down that path only to find out that there is something that runs afoul of the law. So we are going to do a little more research on that, and we have asked that question of staff, as well.

There was some talk about in-kind and volunteer services. The in-kind services at Quarry Park so far, in my opinion, have been minimal. We used DPW forces to do the test pits and supervise some of the work. I am uncomfortable with going back too far in terms of volunteer time on a board. If you are appointed to a board to provide oversight, should that time be factored into some dollar value and applied towards the grant? I am not sure on that. I have always wanted to maximize the amount of the grant and the in-kind in dollars to give you more bricks and mortar, rather than some of the soft costs. But we are going to take a hard look at that as well, and see what is appropriate. I think we have some winners here. They will be competitive, but we have addressed some critical needs and it is affordable.

**Trustee McLaughlin:** I thought that Riverview Park had no water supply.

**Village Manager Frobel:** It does. There is a fountain there, but part of the grant would have to be to reactivate it. You have to get a plumber in there to set up a low spigot for animals, and a fountain perhaps for people. We are getting prices from a plumber. Ray has talked about maybe some more benches, clean up the area, leave the surface treatment the

way it is with the asphalt. For ease of cleanliness and keeping it orderly, the asphalt seems to work fine. The pet owners do not have a problem with that surface treatment.

**Trustee McLaughlin:** Would it still be at the two different levels?

**Village Manager Frobel:** We do not have a cost yet as to what we are looking at, but Ray would like to. He would like to improve the lower area, as well. You like to divide it between large dogs and small dogs. We are going to develop some prices.

**Trustee Walker:** I love the idea of the dog park and think that is a good use for that park. Dog parks around the country are heavily used. There are more and more public spaces that are having at least portions dedicated to dogs. I have no problem with that because it means that they will be used. The petitioners who talked to the Parks and Rec Commission have looked at a lot of models where membership groups or friends-of groups can get involved in raising money, in setting the rules and enforcing them, and in cleaning up. I had an office in Manhattan next to a dog park so I saw how well behaved both the dogs and the people were. If you put a hose out there and a drain they can clean off the surface and take care of it. There probably should be some kind of membership organization: you join, you may have to even pay a fee, you sign something saying you will clean up and will abide by the rules, and so on. So it becomes self-enforcing. I know there may be legal issues about this, but it does happen in lots of New York City parks and other parks around the country.

I am in favor of the Zinsser Park changes, the Chemka Pool. Kinnally Cove, the only thing I would say is that it is important that whatever we build there be pervious. I was just on a path at the Stamford Nature Center in Stamford that was made for handicapped. It was stone dust or wood chips, but they had researched it carefully and put in a path material that was handicapped-accessible and very pervious. With all this talk about stormwater runoff, we do not want to increase the hard surfaces around the waterfront. The brick pavers are beautiful and can be laid so they are pervious, but there are more pervious surfaces. It is something to investigate.

**Village Manager Frobel:** We will. That is a good suggestion.

**Trustee Walker:** In terms of the quarry, I think I am on the same wavelength with everybody else that the amount that sounds right is around \$150,000 max from our trust fund. I do not want to set a number yet until we look at the numbers carefully. Fran, could you show all the grants that have been received so far, because there were some discrepancies between your numbers and Chris' numbers.

**Village Manager Frobel:** They like to net it out, and I do not think that is fair. I cannot assume grants that we are going to get, and that is why I give you the whole thing.

**Trustee Walker:** So they were putting in grants that we have not gotten.

**Village Manager Frobel:** Exactly. They are counting some matching.

**Trustee Walker:** For design, for example.

**Village Manager Frobel:** Right, exactly. that is where I would rather give you the whole picture. Likewise with these resolutions you will get at your next meeting. While you do not have to tell us absolutely that this is the source of the money for a match, before you make the decision to submit it you need to know, consciously, that we intend to go to this source if we get the grant. That is what I want you to know: that if it is awarded, here is the source we are going to turn to so there are no surprises later on. And, of course, there is no guarantee we will get the grant. Going into it, you need to know the worst case.

**Mayor Swiderski:** I have one comment, and this is a way back to Diggitt in appreciation of one of the things she brought to the Board. Both she and Danielle brought to the Board something very valuable that I am embarrassed to say I was missing, which is a real consciousness about disabled issues. I appreciate the influence that had on our thinking, and I appreciate the fact that it is reflected in a number of the projects you mentioned that you are taking on, which is great. So thank you, Diggitt, and thank you, Fran, for acting on it. I want to think of us as a community that acts like this, and we have not for awhile. We are now, and I fully appreciate it.

## **5. Update on the Waterfront**

**Mayor Swiderski:** We are moving ahead fast enough that as part of the process of designing remediation we are beginning to discuss buildings coming down soon. In preparation to thinking about this, we have to think about what buildings we want to keep up. While there is consensus around 52, the large one with the saw-toothed roof, which is in good shape and in current use, there is the shell of 51. A number of people have seen uses for that building, but it sits at the top of a hot spot and adjacent to other areas that are going to need remediation. We have asked Malcolm Pirnie to spend a small amount of resources to assess whether 51 can be mothballed or, more accurately, half of 51 can be mothballed for future renovation. Rob Kornfeld has provided us with a list of questions that will be forwarded to Malcolm Pirnie as part of this process of their coming up with costs. We will be pressing BP over the next few months to put some numbers around what they are willing to spend on saving the buildings because we are now getting to the point that we have to stop



dreaming and start talking about what is involved. Jerry and I have been spending some time putting some color around this so we can begin to present proposals to BP and, ultimately, to the Board about tangible, real next steps that may involve demolition within a year of a number of the structures on the waterfront. That is an important thread developing I wanted to have the Board aware of, as well as the public.

Secondly, the conversations between the DEC and BP on the nature of the remediation are intensely under way. We have asked Malcolm Pirnie to weigh in on the remediation proposals. They have done so, and are contributing to the discussion in trying to bridge gaps between the two sides. That is moving forward quickly and is a very fluid process. We will have more to say in the next couple of months, but we may have a remediation plan in the next six months about exactly what is going to happen there. It is almost guaranteed to be different enough from the consent decree signed six years ago to require a return to the judge's quarters. The exact nature of that is premature to talk about, but discussions are under way and I will share that with the Board on discussions at some other point.

Finally, it looks like the solar-powered golf cart will be turned over to the Village early in September. We will have a little event around that. Things are stirring up again on the Exxon site, or the Tappan Terminal site, which is the south 14 acres. The test continues there about biological remediation of the waterfront. We are talking about next steps above and beyond that.

## **6. Affordable Housing – Westchester County**

**Mayor Swiderski:** Westchester County recently settled a law suit on issues related to the need to provide additional affordable housing in a number of communities, for which Westchester is allocating \$50 million. We are one of those communities mentioned as requiring effort to reach certain goals. Hastings has successfully built 18 new units of affordable housing. It is a move in the right direction, more than many communities have done. But I do not like us lumped in on any finding like this where, for whatever reasons, socioeconomic or otherwise, we could do better.

I would like the Board to join me in turning to our Affordable Housing Committee to begin to think about what Westchester's settlement may mean for Hastings and how we may want to move toward meeting those requirements as a community, proactively rather than reactively. Is that okay? I will give Sue Smith, who heads the Affordable Housing Committee, a call and ask them to spend the next two meetings thinking about ways we may address this. I do not want to say it is a fault of our community. It is where we are and getting to where we could be.

**Trustee McLaughlin:** For years I was involved in the League of Women Voters affordable housing committee on the county level, although other people in Hastings have been much more active than I. Hastings has gotten beat up on this. We have worked so hard and in such good faith to build affordable housing, when you consider that we are so built out, and have only a few dozen buildable sites left, ones that are not cliff faces or solid rock that would have to be blown apart at the cost of hundreds of thousands of dollars before anything could be done. When I saw us lumped together with communities that have not lifted a finger and do not have one single unit of affordable housing, I was so upset I considered writing a letter to the editor. I thought, no, this is not suitable. But the people of Hastings should know that we have worked hard on this and the Affordable Housing Committee has considered many sites. They would be so expensive to build on that the idea of affordable housing for this site or that is laughable. We have done almost better than the best we can.

**Mayor Swiderski:** I completely agree. The point that we are a built out community is important to note. There are not tracts left that are currently open for sale. I do not think 9-A is a target. Putting affordable housing tucked out there sends all the wrong signals. It is time to start thinking out of the box. Are there ways to expand our accessory apartment inventory? We have a large inventory of affordable apartments. Are there ways to market that in ways we have not in the past? This is why we have an Affordable Housing Committee. There is a \$50 million pool of money. Maybe some part of that could be used to do clever subsidies.

**Trustee McLaughlin:** Where I almost disagree with you, Mayor, is that an affordable apartment is affordable whether it is capital "A" affordable or not.

**Mayor Swiderski:** I agree.

**Trustee McLaughlin:** And if somebody who does not earn much money lives in an affordable apartment, it does not matter if the county counts it toward us. It is still there, and it is doing an end run around the meaning of the law if we try to claim it with our allotment. Now, we might be forced to do it just because the cost of building an affordable unit on a place that is solid rock is so prohibitive.

**Mayor Swiderski:** The issue in the county finding was not an issue of affordable housing as much as minority numbers. That is something more complicated and I have not thought it through. I do not know we have ever deliberately addressed that. I have not yet begun to develop the mental vocabulary to figure out how to address it.

**Trustee Walker:** There are some examples out there to look at: Maplewood and Montclair, New Jersey. We could look at what they have done in terms of minority policies as well as affordable housing.

**Mayor Swiderski:** That is right. How do we think of ourselves as a community? Whether it is disability issues or minorities or affordable housing, I want us to be what we think of ourselves as.

**Trustee Walker:** We are going to have our next meeting of the downtown First Friday event committee on September 3 in the Community Center. We would like to invite anybody who would like to get involved to come that night.

**Mayor Swiderski:** Odds are excellent that Sept. 8 may involve a public comment period on the deer report. We want to move that process along.

### **ADJOURNMENT**

**Mayor Swiderski:** Move to adjourn in honor of our departing Trustee, her commitment to the Village and commitment to this Board. Diggitt, thank you.

On MOTION of Trustee Walker, SECONDED by Trustee Jennings with a voice vote of all in favor, Mayor Swiderski adjourned the Regular Meeting in honor of Trustee Diggitt McLaughlin at 12:00 a.m.