

**VILLAGE OF CORNWALL-ON-HUDSON  
COMPREHENSIVE PLAN COMMITTEE MEETING  
THURSDAY, SEPTEMBER 29, 2016 – 7:00 P.M.**

**Present Were:**

Led Klosky, Chairperson  
Mary Aspin, Vice Chair  
Bill Grisoli  
Lorraine McGuinness

**Absent**

Dominic Cordisco

**Also Present:**

Brendan Coyne, Mayor  
Mike Kelly, ZB Chairperson  
Joe McCay, Attorney  
Roberta Hastey, Recording Secretary  
Jackie Gaillard  
Members of the Public

**Unable to Attend**

Mark Edsall, Village Board Liaison  
Jeffery Small, PB Chairperson

Mayor Coyne started the evening with an introduction of the Committee, liaisons and support personnel.

**Resources**

Megan Tennermann from Orange County Planning Department may be attending future meetings as well as Kerry McGuinness chair of the Town's Comprehensive Plan Committee. Mayor Coyne also mentioned the Natural Resource Inventory and joint project with Cornwall and Orange County Planning Department.

Kathy Hamel of Hudson Highlands Land Trust was also in attendance and offered to be of help when needed.

**Public Comment at Future Meetings**

Atty. McKay noted the meetings are open to the public but it might be best to get public comment further into the process.

**Information Sharing**

Mr. Klosky stated he was given 2007 Draft Master Plan and will be meeting with Jeff Small to discuss. He asked if the Village had a data sharing platform for the Committee use. Atty McCay said he has a draft dated February 2009 and wondered if it should be used.

Atty. McCay suggested all members be given a village email address.

**Meetings Schedule**

Meetings will be scheduled on the last Thursday of the month with the exception of November and December. Mr. Klosky will work with fellow Committee members to come up with alternate dates for those two months keeping in mind the ZB meetings on the second Thursday of the month.

Mr. Klosky noted the Committee will be working closely with the Village Board, Zoning and Planning Boards with the ultimate goal of a proposal the Village Board can adopt and use to modify the Zoning Code. Atty McCay felt the Committee should approach the plan from what

they feel is the best for the Village and that the Village Board could then take that plan and work out modifications. Mayor Coyne noted that Mark Edsall will be the liaison to the Village Board and will work closely with the Committee to make sure the plan would be used.

**2007 Draft**

Mr. Klosky felt the 2007 Draft was an excellent framework to begin with and polled the other members of the Committee for agreement. He did not think it was necessary to rewrite the entire plan as the 2007 Committee had to do, since they were updating a plan from 1960 (which is still the only plan on record for the Village). Mr. Grisoli agreed that it was a good starting point, including the format. Ms. Aspin and Ms. McGuiness concurred.

Mayor Coyne said that it was recommended that code is updated every 5 years. While a lot has happened since 2007 a great amount of the info was still useful.

Mr. Klosky looking to refresh the data but not re-scope the 2007 plan. There was a short discussion regarding the 2009 Draft. Mr. Grisoli suggested reviewing the 2009 Draft to see if there were any additions.

The Committee will look at the Town's 2012 Master Plan as well.

Ms. Aspin asked if any of the ideas from the 2007 Draft were ever put in place? Mayor Coyne thought some of the zoning items were incorporated as a matter of practicality but Mark Edsall would have more information.

Mr. Klosky asked for a summary of all zoning changes/laws adopted since the 2007 Draft. Atty McKay mentioned he knows of only one since 2010 regarding Public View Shed. There might be more and Mayor Coyne will have Jeanne Mahoney, Village Clerk, compile a list.

Ms. Aspin pointed out that a current copy of the zoning code can be downloaded. The link is on the Village website. (Village Code Book available at [www.ecode360.com/?custId=CO0152](http://www.ecode360.com/?custId=CO0152))

**Communications and Data Sharing**

Mr. Klosky is there an electronic repository for the information that will be shared? Mayor Coyne replied that they are working on that at the Village now but the separate emails will be created immediately.

**Timeline and Task Sharing**

Mr. Klosky asked the Committee to read the 2007 Draft of the Master Plan before the October meeting and see if there is an area each would like to delve into.

Ms. Aspin would like the Committee to meet with the different heads of Boards and Departments and to hear about and discuss the current challenges they are facing.

October Meeting: 3 liaisons Mark Edsall, Village Board; Jeffrey Small, Planning Board and Mike Kelly of the Zoning Board.

November Meeting: DPW Superintendent, Dave Halvorsen; Bob June, Water Superintendent; and Jeanne Mahoney/Village Administration.

December Meeting – Fire and Police and possibly Ben Maggio, building inspector.

Ms. McGuinness suggested the liaisons and department heads provide agenda questions/topics for the Committee to review beforehand.

Mr. Klosky asked that Meghan Tennerman from Orange County to attend in October to discuss open space, cultural resources and other items from the County's perspective.

Mr. Klosky asked if there are any other stakeholders that should be brought in to the process?

Jackie Gaillard thought that Chamber Commerce members, especially those of the economic development and beautification committee, would be good to include.

### **Public Outreach/Input**

Mayor Coyne noted the meeting was publicized through the Village website and Facebook page as well as The Local. The Village will continue to reach out to the public through these vehicles.

Ms. Aspin mentioned doing a survey as was done for the 2007 committee. Mr. Klosky asked to see the results of that survey and a possibility of doing another survey possibly electronically or a mail-in or both. They will look into getting the questions together for the survey by the December meeting for a winter publishing. A vision workshop might be done after the survey if necessary. Ms. Aspin will look into surveys being done in nearby communities.

Mr. Klosky stated an interest in making use of the county's experience and working with Meghan Tennermann.

### **Data Needed**

What data is missing/needs to be updated:

Census and Population Projections

Tax Maps

Ms. Aspin noted the census trend is downward. Ms. Aspin also noted several properties had been developed since 2007 so the list of the sub-dividable land and the potential for additional development need to be updated.

Mayor Coyne stated that Kerry McGuinness who worked on the Comprehensive Plan for the Town (adopted in 2012) would be attending future meetings and would be able to provide additional information.

A five-year plan had been developed for road maintenance which Dave Halvorsen, DPW Superintendent can address at November meeting.

### **Timeline for Plan**

Mayor Coyne estimated the process would be about six months to a year. Mr. Klosky: we will have a better sense of that by December/January.

Mr. Klosky spoke to the fact that the depth of the plan would affect the timeline. If the public and the Village Board want to include economic development in the scope of the plan, that would extend the process. Discussions on economics and the sharing economy like Airbnb would extend the timeline.

### **Economic Development**

Mayor Coyne is an important issue to cover. We have a lot of potential and many current positives he would like to see expanded. While there are many positive things in the community, there are items for concern, such as the restaurant near the Food Bank.

Ms. Galliard asked Mayor Coyne about what his vision was for the riverfront. He responded that he wanted the community to use it more, possibly a parking meter to make it easier for one time use of a spot, a possible pavilion might be added for rental. He likes the kayak businesses and maybe adding a storage component to that use, possibly improving the dock. Mr. Klosky asked about the use of the cove and Scenic Technologies by Orange County Rowing Association and Mayor Coyne mentioned a possible regatta. Mayor Coyne would like to increase use of the riverfront without taxing it and also making sure that Cornwall residents take priority. RiverFest is going well but the ArtFest presented some problems. Riverkeeper and Orange County Arts Council might be organizations to work with on future events.

### **Committee Members**

The Committee has

Mr. Klosky is a registered professional engineer in the State of Maryland, a professor of Civil Engineering at West Point and is on the Planning Board for the Town of Cornwall for approximately a dozen year.

Ms. Aspin chaired the Village Planning Board and served on the Board for 25 years, retired after working for environmental engineering firms for over 30 years.

Ms. McGuinness served on the Town Planning Board for 10 years.

Mr. Grisoli has 39 years of experience as an officer for the Army and served as the Army's programmer for over 3 years.

Atty McKay or Atty John Furst will make themselves available when needed, probably further along in the process.

Mr. Grisoli commented that the documents provided for the meeting were very helpful and hoped to see that kind of organizing in the future. Mr. Klosky will get an agenda out for future meetings and contact the Committee about areas they would like to focus on at least three weeks before the meeting.

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### **Adjournment**

Meeting adjourned at 8:30

Respectfully submitted,  
Roberta Hastey, Recording Secretary