

**VILLAGE OF CORNWALL-ON-HUDSON
COMPREHENSIVE PLAN COMMITTEE MEETING
THURSDAY, OCTOBER 27, 2016 – 7:00 P.M.**

Present Were:

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

Absent

Dominic Cordisco

Also Present:

Jeffery Small, PB Chairperson
Megan Tennermann
Kathy Hamel
Roberta Hastey, Recording Secretary

Unable to Attend

Mark Edsall, Village Board Liaison
Mike Kelly, ZB Chairperson

The meeting was called to order by Led Klosky, Chairperson at 7:02 pm.

Minutes

The Committee approved the minutes as amended and asked they be posted on the Village website. For future meetings supporting documents will also be attached to approved minutes.

Information Sharing

Mr. Klosky checked with the rest of the committee to make sure they had all received an invitation to a file sharing system and that they all have their village email addresses.

Public Input

It was decided to allow public input at the beginning and end of each meeting with a limit of 3 minutes per person and to limit the total time to 15 minutes before and 15 after so that the meetings proceed in a timely fashion. To be adjusted if necessary.

All attending members of the Committee voted in favor to the time limit.

Planning Board/2007 Master Plan

Jeffery Small, chairperson of the Planning Board, attended to go over Planning Board issues as well as to discuss the previous Master Plan.

Overview of previous plan – Mr. Small noted one valid criticisms of the plan was it was too specific and too dense and it should have been focused on the big picture. For example the Steep Slopes Law should be edited down and viewed in more general terms.

Another critique was that it wasn't written by a professional planner. It was a "citizen's" plan, which he feels was actually a positive. A future plan could be reviewed by a planner for direction, but the plan itself should reflect the community's needs and not be a cookie cutter plan adapted for the community.

Zoning Code – of the two parts of the code, use and bulk, the 2007 plan focused in on the bulk section. The bulk regulations are outdated. Past Boards could only use the view preservation laws to constrain buildings.

Design Review – earlier plan proposed Planning Board be given review ability with guidelines as zoning is not enough to preserve the character of a neighborhood. Mr. Small also stated that scale is as important as size and current codes address size only. He would like design review to

address scale but not style. Style would be left to property owners. For the current committee they might want to apply just to the business district or other neighborhoods and not the entire Village.

Landscaping and trees should be included on formal site plans and that the Village should have the ability to ask for the preservation of trees and landscaping or in some cases to ask for additional trees to be planted. With landscaping there are views and character of neighborhood at stake as well as drainage and erosion protection.

Ms. Aspin asked if the trees along the Boulevard were protected. Mr. Small said currently up to the Museum but maybe it should go up to the Village line.

Lighting Code – We need to address lighting and include it in the code with different levels that balance security with ambiance. Possibly asking lumens to be included on site plans and requiring full cut off fixtures. There are model codes such as one from the Dark Sky Association that could be reviewed.

Storm Water – State code is now more stringent and is updated frequently. Therefore the comprehensive plan might just need to reference the State code.

Waterfront was largest part of old plan and there was a large amount of community involvement in that section. The current committee might want to talk to Lee Murphy regarding that section.

Steep Slopes law – older plan struggled to balance view preservation with erosion protection but now that view preservation law has been changed to focus on public views there might be less of a conflict between the two. Public safety and erosion protection would take priority over view.

ZONING CHANGES

Ms. Aspin asked about specific zoning changes and recommendations that came out of the older plan. There was a discussion of Donohue Farms, Camp Olmstead, The Grail and what these areas are currently and if there should be any zoning changes. The plan should look to ways to protect major assets like Camp Olmstead and The Grail but to make sure entities are able to thrive and not harmed by changes. Thoughts included possible extension of the Greenbelt Provision to other areas. Also discussed briefly was whether extending the business district would dilute the district so maybe a more concentrated business district might be preferable.

ZONING MAP

Need zoning Map. Megan Tennerman from the County Planning office has a map on the Orange County site but she thinks that it is not official as it has not been signed.

Mr. Klosky stated it will be part of the committees job to have an official map (most likely the by adoption of the Orange County map).

2009 PLAN

Mr. Klosky agreed the committee would focus on the 2007 Plan as the 2009 was not public and not transparent but Mr. Grisoli will look at it to see if there are sections that might be helpful to include in the current plan. The 2009 plan will be scanned and put in to the file sharing.

The Committee voted unanimously to use the 2007 Plan as the scoping document/initial baseline for the new plan.

SEQRA process

Mr. Klosky discussed the SEQRA process which would be necessary for adoption of the comprehensive plan. It is thought that the adoption of the plan is not a type 1 action but adoption of zoning would be. One of the obstacles to the adoption of the last plan was the cost of an

environmental impact study Mr. Klosky stated more research was needed on the EIS and the costs associated with it.

PUBLIC INPUT/QUESTIONNAIRE

Mr. Klosky is targeting January to focus on getting public input in particular for creating a survey. Ms. Aspin asked Ms. Tennerman if there are other public surveys for Orange county municipalities that the Committee could look at. Ms. Tennerman thinks there may be info from Chester, Warwick, and Walden but they used more traditional methods of getting input. County is using a website as well as holding meeting at several localities throughout the County. The County is trying to reach out to many different populations through alternative means.

Public Engagement Strategy – Survey Monkey, meetings? What did the Town do?

Ms. Aspin wondered if there was a way to get a copy of the survey done for the 2007 plan.

Sustainability (continuation of Mr. Small's presentation/questioning)

Sustainability and climate change and how it might affect the river front area as the Army Core of Engineers is forecasting 3-6ft increase in sea level by 2060. Ms. McGuinness mentioned Scenic Hudson has an interactive map showing the potential increases. Simon Gruber might be a resource. The Village has facilities that would be affected.

Ms. Aspin asked how many things from the 2007 plan have been implemented. Mr. Small thinks only view preservation.

SCOPE

Mr. Klosky would like to see the micro economy addressed as it might provide ways of residents be able to continue to stay in the area; possibly addressing things like Airbnb versus inns which have to follow far stricter regulations. Parking, ADA compliance, additional fees, etc. and impact would be considered as well as frequency and scale of an enterprise.

Look at what is operating currently, what are best practices, are there areas within the Village that cannot accommodate certain businesses versus areas that it would be a welcome addition. The Committee would not be writing code but provide some suggestions and guidelines for addressing the micro-economy. An Airbnb might be helpful to the restaurants and other amenities around the area but detrimental to a code-compliant Inn.

The Plan should be comprehensive and big picture. Not writing zoning code but give guidelines. Items to look include in the scope of the plan:

1. Transportation – report on it
2. Sustainability, Sea Level rise
3. Sharing Economy
4. Traffic

Regarding traffic on Hudson Street it is challenging to do as it is a State Road and will probably need to be addressed at a full meeting or within a subcommittee. Eliminating parking spots for improved vision, traffic calming and other ideas could be examined at that meeting or within the subcommittee.

Ms. Tennerman noted that the county website has a page for each municipality containing zoning map and code. On the county-side there is a link to the County's comprehensive plan and 2010 update and includes economic strategy, Greenway compact document, Hudson River Greenway, Orange County design guide, site design and parking requirements. The information on orangecounty.gov/planning can be a huge resource. She also noted that Town is recently updating their plan a lot of which includes statistics for the Village as we are part of the Town.

Mr. Klosky asked if the County could provide trends in taxation. Ms. Tennerman does not have access to tax information but can get income data. Ms. Aspin asked about updating the data the Town used for their plan. Ms. Tennerman responded the census bureau now uses a system called the American Community Survey where it collects data annually and averages the information over five years. The info lags slightly so the most recent information she has access to, goes through 2015. Mr. Klosky plans to use the 2015 base.

MEETING SCHEDULE

Move discussion with Mark Edsall to January.

Talk to Mike Kelly of ZB at next meeting in November as well as Water Department, DPW and Village Clerk, Jeanne Mahoney.

December: code enforcement officer, police and fire department heads and Megan Tennerman from County.

January meeting will be dedicated to public engagement, writing the survey(s) to be done with the data collection by mid-Spring. Determine what money will be needed for that process.

Data collection of census and working and fine tuning maps with goal of having draft ready for public comment by June.

Mr. Small offered to help update the Grain tables, Ms. Aspin offered to help and Mr. Klosky suggested that NHS or other volunteers might be able to help with some of the work needed.

The Committee thanked Mr. Small. The Committee will see if Lee Murphy can join the November or December meeting for his perspective as he did a large amount of work on the 2007 plan.

Adjournment

Motion to close meeting at 8:40 was made by Ms. McGuinness, seconded by Ms. Aspin, all in favor. Meeting adjourned at 8:40.

Respectfully submitted,
Roberta Hastey, Recording Secretary