

**VILLAGE OF CORNWALL-ON-HUDSON
COMPREHENSIVE PLAN COMMITTEE MEETING
THURSDAY, FEBRUARY 23, 2017 – 7:00 P.M.**

Present Were:

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

Also Present:

David Halvorsen – DPW Superintendent
Robert June - Water Superintendent
Jeanne Mahoney – Village Clerk.

Public in attendance:

Jeffrey Small – current Planning Board
Chair and former member of
Comprehensive Plan Committee
John Moran –Mountain Road
Jason Kaplan from Cornwall Local

Meeting opened at 7:00 PM.

MINUTES

Mr. Cordisco made a motion to approve 1/26/17 minutes as amended by Ms. Aspin. Motion seconded by Ms. Aspin and approved 5-0.

NEW BUSINESS

Mr. Klosky thanked Village Department Heads for attending tonight's meeting to discuss positives and challenges they face.

Jeanne Mahoney

Positives: Village has a good professional team that works together effectively. For example the Water Department assists DPW with snow plowing and DPW assists Water Department with road repairs.

Challenges: Zoning Map and Village Code are 40 years old and need updating to meet today's needs.

Mr. Cordisco suggested an electronic zoning map would be one improvement. Many structures within Village considered pre-existing non-conforming which makes small scale improvements expensive to the owner. Ms. Mahoney suggested a better system could help relieve some of that burden. Mr. Small noted when creating zoning rules for new properties and subdivisions an eye should be kept on unintended consequences. Mr. Klosky added the code could address that specifically by having both a standard for new developments and another for grandfathered non-conforming lots enabling homeowners to make reasonable changes without undue strain. Ms. Mahoney added that while most people who go to the zoning board for these minor additions might get the variance due to meeting most of the five criteria, it creates an added expense for the home owner and a perception that the zoning board is rubber stamping requests.

Mr. Grisoli asked Ms. Mahoney what she felt was the greatest challenge the Village was facing in the future. Ms. Mahoney replied it was aging infrastructure and the need to make improvements without overburdening the taxpayers.

Mr. Halvorsen noted it is difficult to get the funding needed for infrastructure improvements as most grants are based on average income and our average doesn't meet the requirements. We are not eligible for matching grants because we would have to have the money to match.

Robert June

Positives: Water end is run as a business and improvements should be covered by water sales.

The Water System is a standalone operation which is governed by the comptrollers

Owning and operating the water system is very valuable to the Village.

There is work in progress to repair Clearwell at Black Rock and upgrade wells at Taylor Road.

Village has three water sources to draw from including the NY Aqueduct.

Village can supply sufficient water to Village and Town residents.

Recently received DEC approval to increase draw from the Taylor Road wells from 1 million to 2 million gallons per day.

The well rehab that will be taking place this year has funding.

Challenges: Aging water lines throughout the Village and Town are in need of replacement. IT systems need to be upgraded. Another tank is needed. Meters need to be tested.

Cost to update/upgrade infrastructure. Currently there is a very high loss rate of 40%. Every leak found by leak detection has been repaired leading to consumption being down 300,000-400,000 gallons per day.

Additional Information:

Mr. Klosky asked if we are addressing the needs in a timely manner, Mr. June replied we are addressing needs as money allows. Several years back it was determined that the water department was carrying too heavy a debt load and they have been working to bring the load down. Now that it is down, there are many issues to address. Also money that once went incorrectly into the general fund is now being returned to the water department.

Mr. Klosky asked if there were any risks to the well field. Mr. June replied that a pump-down/draw-down test was done to see if aquifer could support the increase in draw, nearby wells were monitored and showed no significant effect on those wells. And logically if we aren't affecting them they should not be affecting us especially since they are downstream from us.

Mr. Cordisco asked if it would be worthwhile to relook at the study done in 2002 regarding expanding our service to other areas. Mr. June thought while it was probably still accurate, it should be redone in the near future.

Ms. Aspin asked if there was an ongoing discussion with the Town about changes in their needs.

Mr. June said the Town has been very good about reaching out to the water department but there hasn't been significant enough growth as to cause an issue.

David Halvorsen (DPW)

Positives: Village had a road inventory completed a couple of years back to identify road conditions and Mr. Halvorsen would like to have the survey updated.

Equipment has been upgraded without a lot of expense to the Village. The government has made it easier to lease equipment and then buy it at the end of the lease or lease new equipment instead of paying for increasingly expensive repairs. Costs have also been reduced by inter-municipal cooperation.

Challenges: Cost to make necessary road repairs and reduction in state aid for those repairs

Recycling costs vs. revenues

Disposal of recycling

Sewer system is the largest challenge. Aging sewer lines throughout the Village are in need of replacement. The sewer system dates back to the 1930s and has a large segment made of clay.

An updated map of sanitary sewer system is needed as the current map is from 1936. The DEC requires storm water sewers to be mapped for the MS4 program. That mapping is being done with a grant from the state. The DPW is working on changing out manhole covers without holes. Sewer capital charge now on bills will help the Village deal with the costs when the Towns sewer plant comes online. Sewer funding is the biggest challenge as 2/3 of it goes to the town immediately leaving very little towards Village upgrades. Unfortunately we cannot do long term funding towards maintenance.

Ms. Aspin asked about solid waste management. We are still working with the county and with no rate increase. The recyclables market has fallen and there are issues with electronic recycling. Currently Village residents can still drop off electronics but they must show proof of residence and electronics will not be picked up.

OLD BUSINESS

Scope

Discussion then took place regarding the Comprehensive Plan “Scope” document that was drafted by Dominic Cordisco. It was suggested a third bullet be included to “Update the vision and goals contained by the 2007 draft plan”.

Mr. Grisoli made a motion to adopt the draft scope, as amended, which was seconded by Ms. McGuinness and approved 5-0.

Ms. Mahoney will pass along the scope document to the Village Board.

UPCOMING MEETINGS

Discussion took place about scheduling of future meetings/workshops.

Mr. Klosky discussed holding a workshop of key players to kickstart the writing. Ms. Aspin thought it was a good idea and said demographics can be pulled from the Town’s plan.

Mr. Cordisco advised it would be best if the workshop was held after the Village Board reviewed the Scope document and it was presented to public at our April meeting.

Mr. Small asked if there were any legal requirements with the Comprehensive Plan.

Mr. Cordisco answered the one requirement is public input/review.

March Meeting – the Fire Department will be invited to discuss public safety issues, Mr. Small will be invited to discuss “zoning”, and Village Board will be asked to provide feedback on the scope.

April Meeting – Megan Tennerman will be invited to meeting to provide regional context.

Adjournment

Dominic Cordisco made a motion to adjourn meeting at 8:45 PM, seconded by Lorraine McGuinness – approved 5-0.

Respectfully submitted
Roberta Hastey, Recording Secretary