# DRI Haverstraw – Local Planning Committee (LPC) Meeting #4

# May 10, 2022, 4:00 p.m.

# Meeting Notes

Raffaela Dunne (VHB) opened the meeting with introductory remarks and welcomed the LPC and public. Each LPC member had received materials for the meeting which were introduced and included a meeting agenda, project evaluation form and copy of public comments from the second public meeting which occurred on April 27, 2022. These materials were to help aid in achieving the main objective for the meeting, which was to evaluate the remaining projects submitted through the open call period.

Mayor Kohut then discussed recusals and if any members of the LPC needed to do so prior to projects being discussed. To this, several members indicated which projects they would need to recuse from.

VHB then continued the meeting by giving instructions on how the public can participate both in-person and virtual during the public comment period. An overview of upcoming important dates was then given which included:

* LPC Meeting #5 – June 2nd, 4-6 PM at Village Hall and via Zoom
* LPC Meeting #6 – June 23rd, 4-6 PM at Village Hall and via Zoom
* Public Meeting #3 – June 15th, 7-9 PM at The Haverstraw Center

VHB continued the meeting by reviewing the agenda for the meeting and giving an overview of where the LPC was in the DRI process as well as an outlook for future meetings:

* Open call for projects ended April 1, 2022
  + 23 Projects were submitted
  + 21 Projects were eligible
  + 2 Projects were ineligible
  + 1 Project was eliminated by the LPC
  + Total DRI ask was approximately $20 Million
* Public Meeting #2 (April 27)
  + Approximately 50 members of the public reviewed 20 projects
* End of May
  + Complete Draft Project Profiles (based on refined list from LPC Meeting #4 sent to LPC for review)
* LPC Meeting #5
  + Determine final slate of projects to be presented in Draft Strategic Investment Plan for Department of State (DOS) consideration
* Public Meeting #3
  + Report our final slate of projects to the community
* LPC Meeting #6
  + Vote on final slate of projects

Before hearing from project sponsors of submitted projects, VHB explained the criteria projects were to be evaluated on in this meeting. This criterion includes:

* Transformative
* Catalytic
* Public benefit
* Public support
* Project readiness
  + Site control
  + “Shovel-ready” in 2 years
  + Cost estimate/sources of funds
  + Design
  + Required permits and approvals
  + Capacity to carry out the project
  + Sufficient operational and maintenance strategy

Each LPC Member received a folder that contained a Project Evaluation Form with every current eligible project. Members were asked that as projects were presented, that they review each on their transformative, catalytic, public benefit, public support, and project readiness qualities. Each criteria could be reviewed on a scale of 1-5, with 1 being the lowest and 5 being the greatest.

The meeting continued with project sponsors presenting their respective eligible project. Presentations involved a brief overview of the project followed by a Q&A period for the LPC.

The below projects were discussed including LPC comments for each:

1. Ginsburg Development Companies Projects – Stone Yard Barrel Factory and Taproom (Stone Building), Waterfront Restaurant, Waterfront Sculpture Trail – Phase 2

* Will the selection of sculptures be a public process?
* Will there be enough parking for the Stone Building?
* Will there be designated parking for the restaurant?
* Is there a letter of intent with the potential tenant of the Stone Building?
* Has a tenant been identified for the restaurant?
* What will happen if the restaurant does not receive funding?

1. Redevelopment of the Former Chair Factory Site

* What will be the amenities within the hotel?
* Are there sustainability elements that will be incorporated into the project?
* How much affordable housing will the project contain?

1. Village Square at West Broad Street

* What is the bedroom mix?
* How much of the project will contain affordable housing?
* What will be the heating/fuel source for the project?
* What will happen to the project if it does not receive DRI funding?
* Will there be a commercial component?
* Why is the parking not behind the building?
* Why was the original foundation footprint reused?

1. River Vista (West Street and Maple Avenue)

* Will the project be “shovel-ready” in 2 years?
* What is the status on environmental remediation?
* What will the bedroom mix be?
* How many parking spots will be included?
* What will happen to the project if it does not receive DRI funding?
* Is the concept architecture expected to be the final design of the building?
* What will happen to the current residents on the project site?

The meeting was then paused and opened to the LPC for general discussion. The following topic was discussed:

* The location of the proposed River Vista project would be on a site of historic importance to the African American community. It was discussed that this site should be memorialized as a way to highlight this history.

Upon no further discussion by the LPC, the meeting continued with project sponsor presentations.

1. The Experience (Haverstraw African American Connection)

* Has New York State officially recognized the Haverstraw African American Connection?
* Is there formal site control for the location of the proposed museum?

1. Haverstraw Brick Museum Transformation Expansion Project

* Are there plans to expand parking?
* How long will the museum be out of service during the construction period?

1. Dream Performing Arts and Community Center

* How many employees would be needed and is there access to them?
* Are there plans to preserve the Torah in the building?
* Are there plans to commemorate the history of the building?
* Is there private funding available right now?
* Is the proposed total project cost accurate or will it change?

The meeting was then paused and opened to the LPC for general discussion. The following topics were discussed:

* Parking is an issue for all the proposed projects.
* Parking expectations should be tempered due to the downtown nature of the DRI Area.

Upon no further discussion by the LPC, the meeting continued with project sponsor presentations.

1. myHaverstraw Network

* The project sponsor announced that this project was being rescinded from consideration.

1. Downtown Murals

* Is this project part of a larger one for more murals throughout Haverstraw?
* Have artists been formally decided upon?
* Is there an opportunity to use local artists?
* How long is the timeframe for the completion of the murals if selected?
* How will the community be involved in the process?

The meeting was then paused again and opened to the LPC for general discussion. The following topics were discussed:

* There needs to be community “buy in” for the mural project in order to have it accepted.

Upon no further discussion by the LPC, the meeting continued with presentations of Village of Haverstraw sponsored projects. The following projects were discussed:

1. Expanded Haverstraw-Ossining Ferry Service

* What determined the expanded ferry season and schedule?

1. Haverstraw Multimodal Ferry Station

* What sustainability measures will be incorporated?

1. Re-establishment of the Façade Restoration Program

* Who will oversee this program?

1. Main Street Pocket Park

* What will prevent the pocket park from being vandalized?
* How can community “buy-in” be incorporated in planning this project?

1. West Broad Street Streetscaping

* Why was West Broad Street selected?

1. Outdoor Recreation Area

* How will loud noises be managed?

1. Expansion of Haverstraw Center

* No comments

1. Downtown Marketing and Wayfinding Programs

* Can there be an effort to comarket with Ossining to bring people to the entire region?
* Who will run these programs and how will the public be involved?

Once project presentations concluded, the meeting was opened to the public for comment. VHB went over instructions on how participants could raise questions/comments both virtually and in-person. No comments were received, and the meeting continued with a brief overview of the public meeting which had taken place on April 27th, 2022.

The meeting concluded with VHB asking the LPC members that were in attendance to fill out their project evaluation forms. There was both a paper and digital copy available to members. Initial results were tallied, and it was agreed that a follow-up meeting would be scheduled to discuss final results.