# DRI Haverstraw – Local Planning Committee (LPC) Meeting #3

# April 7, 2022, Zoom, 4:00 p.m.

# Meeting Notes

Raffaela Dunne (VHB) opened the meeting with introductory remarks and welcomed the LPC and public. Each member had received materials for the meeting which were introduced and included project descriptions, a project evaluation form, agenda, project location map and final DRI Vision and Goals. These materials were to help aid in achieving the main objective for the meeting, which was the initial evaluation of projects received through the open call for projects.

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 where the LPC was in the DRI process was given, which included:

* Open call for projects ending April 1, 2022
  + 23 Projects were submitted
  + 21 Projects were eligible
  + 2 Projects were ineligible
  + Total DRI ask was $18 Million
* LPC Meeting #3 (April 7, 2022) is where the submitted projects are considered and reviewed based on being transformative, catalytic, or beneficial to the DRI Area
* Public Meeting #2 (April 27, 2022) is when the community provides input on projects advanced from LPC Meeting #3
* LPC Meeting #4 (May 10, 2022) is where the list of projects is further refined

VHB continued the meeting by reviewing the two ineligible projects:

* Hornick Kulture Park because it was located outside of the DRI Boundary
* 20 Main Street Revitalization due to the project sponsor rescinding the application after being notified that the DRI Ask was not high enough for private sponsors

It was indicated that resources would be provided to both of these projects for potential alternative funding sources beyond the DRI program if possible.

Before reviewing the eligible submitted projects, VHB explained the criteria projects were to be evaluated on in this meeting. This criterion includes:

* Eligibility based on DRI requirements
* Alignment with DRI Vision, Goals and existing local and regional plans
* Project readiness
  + Site Control
  + Cost Estimate
  + Design
  + Required Permits and Approvals
* Catalytic potential
* Transformative potential
* Community benefits

Each LPC Member received a folder that contained a Project Evaluation Form containing every eligible project submitted. Members were asked that as projects were presented, that they review each on their transformative, catalytic, and public benefit qualities. Each quality could be reviewed on a scale of 1-5. For the purpose of clarity, VHB defined each term on the Project Evaluation Form as follows:

* Transformative – Will this project significantly enhance DRI Area and have long-term impact
* Catalytic - Will this project attract other investment or create benefit beyond the DRI boundary
* Public Benefit – Will this project promote diversity, equity, and inclusivity and/or improve overall quality of life

The meeting continued with VHB presenting each of the eligible projects submitted through the open call. Information included, potential sponsor(s), project description, alignment with DRI Goals, readiness (idea, in formation or fully formed), project cost and DRI ask. If individuals of the LPC had knowledge of the project they were allowed to provide factual information but if a recusal was necessary, the individual(s) would need to leave the room during open discussion.

The below projects were discussed including LPC comments for each:

1. Re-establish Façade Restoration Program

* Any building owner in the downtown can apply.
* Was a previously popular program with several buildings using it.
* Helps give pride to the downtown due to the improved aesthetic.
* Would help to attract tourism based on the better appearance of downtown.

1. Downtown Marketing Campaign

* How are dollars within the campaign allocated and to what marketing efforts?
* How will it interact with Rockland County Tourism Department?
* How will the project be funded once DRI dollars are exhausted?
* Does the Village of Haverstraw have capacity to run a marketing program?
* The project’s intention is to act as a plan through the development of marketing materials.
* The project should have a secondary benefit of helping all other projects through marketing.

1. Haverstraw Brick Museum Transformation Expansion Project

* Can the existing building support additional floors?
* Will the project result in increased visitors?
* The Village indicated that they are the owners of the building and are happy with the Brick Museum as a tenant.

1. Main Street Pocket Park

* The LPC expressed interest in having this park renovated to provide more practical benefit to the community.

1. Downtown Murals

* How are the artist(s) chosen and will they be from Haverstraw?

1. Haverstraw King’s Daughters Public Library Roof

* Overall concern was raised as to the project’s applicability to the criteria in the Project Evaluation Form.

1. Redevelopment of the Former Chair Factory Site

* How will this project impact parking/traffic in downtown?

1. The Experience (Haverstraw African American Connection)

* Will a zoning change be needed to allow the proposed use?
* How will the project be supported in the long-term financially?

1. West Broad Street Streetscaping

* What are the indirect benefits of this project, and will it encourage additional development?

At this point in the meeting, the allotted amount of time had expired and before continuing, it was decided to give the public a chance to comment during their predetermined public comment period. Those public comments are summarized below:

* What will happen to the residents of Allison Street upon the redevelopment of the Chair Factory Site?
* Do any projects help to provide child care support?
* The pocket park should be ADA compliant and beyond if selected for funding. Consider including a memory garden to the design.
* What will be the focus of the marketing campaign?
* How will the myHaverstraw network make money and how is it a public benefit?
* What is the DRI reimbursement timeline for projects?
* What makes a residential project affordable?

After the public comment period ended. VHB continued reviewing eligible projects and receiving LPC comments:

1. Stone Yard Barrel Factory and Taproom (Stone Building)

* It was indicated that finding a tenant for this space has been difficult and this would represent a good opportunity to fill the space.

1. Village Square at Haverstraw (49 West Broad Street)

* The LPC agreed that this would be an improvement over existing conditions.

1. Relocation of Basketball Courts

* It was recommended that there be more than one basketball court.

1. Expansion of Haverstraw Center

* How will the expanded services be supported financially in the long-term?

1. Dream Team Performance Art Community Center

* Does the applicant have site control?

1. Downtown Wayfinding Campaign

* What would be more important, wayfinding or marketing?
* It was confirmed that there is a lack of signage and information within Haverstraw.

1. River Vista (West Street and Maple Avenue)

* Does this project include enough affordable housing?
* The project site represents an important gateway into the Village.

1. Expanded Haverstraw-Ossining Ferry Service

* Can service be extended into Sunday to accommodate overnight visitors?

1. Haverstraw Multimodal Ferry Station

* No comment

1. Waterfront Sculpture Trail – Phase 2

* What legal mechanism would make this project open to the public? Would the Village own it, or would there be an easement?

1. Waterfront Restaurant

* What is the benefit to the community?

1. myHaverstraw Network

* Is the wireless network expensive to maintain?
* What buildings would it be located upon and how is permission granted?

Once all projects were discussed and comments were received, VHB discussed next steps in the DRI Process. These important dates include:

* Public Meeting #2 – April 27, 2022 – 7-9 PM at The Haverstraw Center
* LPC Meeting #4 – May 10, 2022 – 4-6 PM at Village Hall
* LPC Meeting #5 – May 26, 2022 – 4-6 PM at Village Hall
* LPC Meeting #6 – June 16, 2022 – 4-6 PM at Village Hall

The meeting concluded with LPC Members filling out their Project Evaluation From. The option was also given to take the form home and submit a virtual one if further consideration was required.