

Stuyvesant Comprehensive Plan Update Meeting 3

ATTENDEES:

CPC MEMBERS

CHRIS BROWN, CEDC

RYAN CHRISTENBERRY, TIGHE & BOND

ARICA MCCARTHY, TIGHE & BOND

DATE: November 18, 2024

LOCATION: Stuyvesant Town Hall

STUY CP Committee Meeting #3

The Stuyvesant CP Committee discussed the use of Otter AI for meeting notes and updates on various projects. Key discussion points of the meeting included the ownership and restrictions on the fire department's property, with the fire commissioners holding a conservation easement. The committee also addressed the state's control over riverfront land, historical erosion issues, and the challenges in gaining public access. Concerns were raised about the impact of farming operations becoming more industrial adjacent residential areas and the right-to-farm law. Additionally, the committee reviewed the status of agricultural districts, conservation easements, and the need for more community input on development plans.

Action Items

1. Supervisor Knott to request an update from the EDC on the effectiveness of the plantings and erosion mitigation work done on the riverfront.
2. Update the Agricultural Districts/Zoning/Conservation Lands map
3. Update Vision Statement (Jason and Jim)
4. Prepare Community Workshop Meeting Outline and Program (T&B)

Discussion Outline

Otter AI Introduction and Meeting Kickoff

1. Ryan Christenberry introduced Otter AI as a tool to help record meeting notes more efficiently.
2. Participants are asked to say their names for identification purposes.
3. Participants introduce themselves, including Maggie Pino, Kristina Kwacz, Kim Mendez, Jason Demarest, Jim Werkowski, Katie Vorwald, Kevin Haberland, Cathy Knott, Paula Van Meter, Ryan Christenberry, and Chris Brown.

Discussion on Fire Department Property and Easements

1. Supervisor Knott discussed the ownership and easements of the fire department property, explaining the tax-exempt status of the fire commissioners.
2. The property is governed by a conservation easement, limiting future development.
3. He mentioned the historical context of the property, including its donation and the easement details.

4. The conversation touches on the underwater nature of most of the property and the state's ownership of riverfront land.

Challenges with Riverfront Access and State Regulations

1. Supervisor Knott explains the state's claim on riverfront land created by dredging and the lack of a deed to update property records.
2. The state's opposition to improving access to the beach area due to environmental restrictions is discussed.
3. Demarest expresses concern about safe public access and the potential for environmental events to erode the area further.

Historical Context and State's Role in Riverfront Development

1. Supervisor Knott provides a historical overview of the 1996 comprehensive plan and the state's promises for public access and development.
2. The state's decision to pull back on these plans and the resulting community disappointment is highlighted.
3. Knott mentions specific projects, such as the new railroad crossing and the fishing pier, as accomplishments despite the state's limitations.
4. The conversation shifts to the potential for future development and the need for community vision and state partnership.

Agricultural Districts/Agricultural Zoning

1. Supervisor Knott explains the benefits and limitations of New York State Agricultural districts, including tax and development restrictions.
2. The process for enrolling in an agricultural district and the obligations of state agencies to support viable farming are discussed.
3. Demarest raises concerns about the impact of increased industrial farming operations on existing residential areas and the lack of community input in the process.
4. Knott reiterates the importance of the right to farm law and the challenges of regulating agricultural activities within these districts.

Survey and Postcard Updates

1. Arica reports that 42 survey responses have been received so far and discusses strategies for gaining more community input.
2. The conversation includes plans to send out Spanish-language postcards and the need for a quote for mailing services.
3. Van Meter clarifies the acronym LCP, standing for Local Comprehensive Plan. Committee agrees to proceed as Comprehensive Plan. T&B to adjust materials.
4. The Committee discussed printing surveys for the community workshop, Town Hall, the Library and Post Office.
5. Post card mailer will be edited. Timeline and budget for sending confirmed through Supervisor.

Housing Overview, Chris Brown, CEDC Housing Coordinator

1. Brown presented several programs aimed at building institutional capacity support housing initiatives including, Accessory Dwelling Unit (ADU) grant program, Community Development Block Grant (CDBG) program for housing

rehabilitation, mobile home replacement, and pro housing community designations.

2. Area of increasing housing need tends to be "missing middle", households earning 80% - 120% of Area Median Income (AMI).
3. Average home sales were \$263,000 in 2016 and \$453,000 in 2023.
4. State goal for Stuyvesant is to create 3 units of housing per year.

Vision Statement and 2011 Recommendations Status

1. Christenberry presented the 1996 Comp Plan Vision statement and requested volunteers for updating the vision.
2. New (draft) Vision Statement will be presented during Community Workshop
3. Status summary of the 1996 plan recommendations completed in 2011 presented for updates.
4. Committee members to review and email T&B project team with any updates since 2011 on projects described

Community Workshop

5. To be held Monday, December 9th at 7PM in Town Hall. Email and Facebook push notices to be sent by Town Clerk.
6. Committee discussed workshop exercises and topics, including Housing Visual Preference Board, Land Use and Economic Development Opportunities, Agriculture Districts/Zones
7. Christenberry/Kwacz to discuss workshop questions from 2008 to carry forward.

Next Regular Comprehensive Planning Committee is January 6, 2025 at 6PM

Adjourn