

PUBLIC HEARING
COMPREHENSIVE PLAN UPDATE
June 25, 2020
7:00 PM

A public hearing by the Board of Trustees of the Village of Upper Nyack was held via videoconference on Thursday, June 25, 2020, at 7:00 PM.

Board members participating: Mayor Tarapata, Trustees Diamond, Dodge, Esmay & Rothchild
Village Clerk Carol G. Brotherhood, William Pfaff (Comprehensive Plan committee); Noelle C. Wolfson, Esq.

William Pfaff, Chair of the Village of Upper Nyack Planning Board and Comprehensive Plan committee member, led an introduction to the meeting. Chairman Pfaff noted that this would be a listening session with an overview of the process that the committee has been involved in. The plan is a comprehensive guideline for a sustainable community. To answer the question of why does the Village need a comprehensive plan? NYS Village Law mandates all zoning laws must be based on a comprehensive plan. Mr. Pfaff gave a timeline of the process:
1985 Community Development Plan (12 pgs.)

1999 Village of Upper Nyack Comprehensive Plan

2020 Village of Upper Nyack Comprehensive Plan Update

Other important dates in the process:

2015- Discussion on the update began at a Board of Trustees Workshop

2017- The Comprehensive Plan Update Committee was formed

2018 – Public input meetings

2018-2020 – Committee formulated the draft

February 6, 2020 – The Board of Trustees accepted the draft Comprehensive Plan Update

At that point the draft was posted to the Village web site, sent for GML review to interested agencies. The Rockland County Planning Dept. sent their comments to the Village to be reviewed and incorporated into the plan.

The objective for this meeting is for the Board to listen to public comment.

A new revised draft will be sent to Rockland County Planning and posted to the Village web site with copies available at the Village hall and the public libraries.

The meeting tonight will be held open and continued at a later date.

Mayor Tarapata read a prepared statement:

- The Village has received comments from Rockland County Planning on our Draft Comprehensive Plan Update. We are now reviewing their comments. These comments are available on the Village website on the Comprehensive Plan page.
- Tonight we are here to listen to your comments on the Draft Plan.
- We have also received many written comments which will become part of the public record.
- All comments on the plan will be taken into consideration as we make revisions to the draft.
- The revised draft will be submitted to Rockland County Planning for their further comment.
- The revised draft will be made available to the public prior to the continuation of this public hearing.

The Board of Trustees held a roll call for attendance.
The Village Clerk read the public hearing notice.

The Mayor asked for a motion to open the public hearing.

Motion to open the public hearing: Trustee Dodge
Second: Trustee Esmay and it was so moved.

Vote:

AYES: Mayor Tarapata, Trustees Diamond, Dodge & Rothchild

NOES: None

Those who spoke:

Meave Tooher of Tooher & Barone, representing Goosetown Environmental Action (GEA) Ms. Tooher has submitted a letter with exhibits to the Board for their review. Ms. Tooher's focus was on the Van Houten's Landing Historic District and suggested a traffic study and noted that with a Local Waterfront Revitalization Program the Village could obtain grants.

Peggy Kurtz, 220 Foss Drive, thanked the Board of Volunteers who took on the

huge task of updating the plan. Ms. Kurtz is on the Rockland County Water Task Force and working with the County on the Water Conservation Plan. Individual municipalities will be essential to help implement watershed (quality & quantity) climate change (mitigation, resiliency, renewable energy) micro-grids and mitigating light pollution.

Mayor Tarapata noted that these items might need to be addressed at the County level and may be cost prohibitive at the Village level.

Fabrizio Edward Sares, 510 North Broadway, wanted to comment on an item he had seen on social media and wanted to know what was happening at the Nyack College property, specifically the portion in Upper Nyack.

Mayor Tarapata stated that the Village has no information. The area on Route 9W is currently subject to a temporary moratorium. There have been no inquiries from the public except for approximately one year ago. Nyack Hospital officials spoke to the Mayor about the use of the building for offices and educational use by the hospital. This is a commercial district with a temporary moratorium in place.

Mr. Sares wondered if there was anything proactive on the part of the Village or with other municipalities that could be done.

Sarah Francini- Interested in moving to the community and was also concerned by what she had been hearing on social media.

Mayor Tarapata noted that the Village has no control over the purchase of property, only land use. The building owned by Nyack College is a midcentury building with offices, auditorium and a parking lot.

Trustee Rothchild also noted that there is a moratorium in place on the 9W corridor. He suggested they look at the Comprehensive Plan Update.

Peggy Kurtz, 220 Foss Drive, asked if there was anything referring to noise pollution in the draft?

With no further comments from the public, the Mayor asked for a motion to continue the public hearing.

Motion to continue the public hearing:

Trustee Dodge made a motion that the Board continue the public hearing to a later date, to be determined, and that a notice of that public hearing will be published, seconded by Trustee Rothchild and so moved.

AYES: Mayor Tarapata, Trustees Diamond, Dodge, Esmay & Rothchild

NOES: None

Trustee Dodge made a motion to adjourn the public hearing, seconded by Trustee Rothchild and so moved. The meeting was adjourned at 7:52 PM

AYES: Mayor Tarapata, Trustees Diamond, Dodge, Esmay & Rothchild

NOES: None

Respectfully submitted,

Carol G. Brotherhood
Village Clerk