

DRAFT COMPREHENSIVE BOARD: VILLAGE OF WOODBURY  
HIGHLAND MILLS, NEW YORK

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Public Hearing:

DRAFT COMPREHENSIVE PLAN

VILLAGE OF WOODBURY

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April 30, 2008  
455 Route 32  
Highland Mills, New York

B E F O R E:

GEORGE SEWITT

Chairman

SHEILA CONROY  
ROBIN CROUSE  
DOUGLAS OTTAVIO  
MICHAEL SCHACK

PAT KINNEY  
STU TURNER

Village Board Liason  
Planner

RICHARD B. GOLDEN, ESQ.  
NICOLETTE A. WAGONER,

Attorney  
Saratoga Associates

Robert J. Cummings, Jr. RPR  
Court Reporter

-PROCEEDINGS-

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2 CHAIRMAN SEWITT: Excuse me, we will begin  
3 the meeting, if everyone would find a seat.  
4 Hopefully there is enough seats.

5 Two things; I want to apologize, due to  
6 technical difficulties, we do not have a sound  
7 system tonight. Therefore, we are going to have  
8 to do this all organically. So if everyone would  
9 please from talking amongst themselves, that  
10 would ease the process, so I appreciate that.

11 Can everyone stand for the pledge.

12 (Whereupon, the Pledge of Allegiance was recited.)

13 CHAIRMAN SEWITT: I would like to start by  
14 just introducing the committee, so everybody  
15 knows who is up here sitting at the table.

16 To my right is Sheila Conroy, she is a  
17 member of the Comprehensive Plan Committee.  
18 (Whereupon, a cell phone rings.) And I am going  
19 to have a little music, up the festivity level.  
20 Then there is Robin Crouse; Douglas Ottavio;  
21 Michael Schack; Pat Kinney, who is the liaison  
22 from the Village Board; Rick Golden, who is the  
23 consulting attorney; Stu Turner, who is the  
24 planning consultant; and Nicolette Wagoner, who  
25 represents Saratoga Associates, the person who

*-PROCEEDINGS-*

1  
2 put this whole comprehensive plan together for  
3 us.

4 What I would like to do now before I hand it  
5 over to Nicolette, who will give us a brief  
6 overview of what we are going to be doing and the  
7 plan this evening, I just want to read the Notice  
8 of Public Hearing that appeared in the Times  
9 Herald Record on Friday April 4th. That notice  
10 says, "Village of Woodbury, Notice of Public  
11 Hearing on the proposed final draft of a  
12 comprehensive plan as a recommendation to the  
13 Village Board of Trustees.

14 "Please take notice that on Tuesday the 29th  
15 day of April 2008 at 7:30 p.m., or as soon  
16 thereafter as the matter can be heard, there will  
17 be a public hearing before the Comprehensive Plan  
18 Advisory Committee of the Village of Woodbury,  
19 New York, at the Village Hall of the Village of  
20 Woodbury, located at 455 Route 32, Highland  
21 Mills, New York in the rear of the Highland Mills  
22 firehouse concerning the committee's proposed  
23 final draft of a comprehensive plan - a document  
24 that will set forth the vision of the Village  
25 regarding the regulation of the use of land in

-PROCEEDINGS-

1  
2 the Village by zoning and other methods for the  
3 purpose of protecting the public health, safety  
4 and general welfare of the Village residents.

5 "The purpose of the public hearing is to  
6 ensure a full opportunity for citizen  
7 participation in the development of the  
8 comprehensive plan, and for the Comprehensive  
9 Plan Advisory Committee to receive comments on  
10 its proposed comprehensive plan for consideration  
11 in preparing a final draft of a comprehensive  
12 plan that it will recommend to the Village Board  
13 of Trustees for adoption.

14 "The proposed comprehensive plan will be  
15 available for public review at this Village  
16 Clerk's office during normal office hours and at  
17 both Woodbury public libraries."

18 Thank you. I am going to hand it over to  
19 Nicolette at this time who will give us a brief  
20 overview of the plan.

21 MS. WAGONER: All right. Thanks, George.

22 CHAIRMAN SEWITT: You are welcome.

23 MS. WAGONER: As he said, I am Nicolette  
24 Wagoner. I am the consultant for the town  
25 committee and now the Village committee for

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several years.

I want to give you a brief overview of the plan, even though I am sure you have all read it.

As George said, the purpose of the hearing is to allow for public participation and to receive your comments, per Village law.

I will go briefly through the plan recommendations; talk about next step; and then we will receive public comments; and adjourn.

If there is anyone who is going to be speaking for sure, I would just like your name on a comment card, so I will collect them at the end, if anyone. I will give you another chance later to sign in. Thanks.

The comprehensive plan, we started with process with the town in 2004. It's pretty well described in the comprehensive plan draft.

The town plan was created in 2005. As you all know the Village was incorporated in 2006 and the Village Comprehensive Plan Committee started meeting in 2007, and then concluded just this year with the draft that's been out for public review.

So, the Village Board will assume all

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2 functions of SEQRA, they will assume lead agency  
3 after the committee has voted to forward this  
4 plan to the Village board.

5 I just want to read the "vision" because I  
6 think it's important, and it's something that the  
7 committee has spent a lot of time on trying to  
8 set this out so that all the themes and  
9 recommendations would kind of flow towards this  
10 overall vision.

11 And that is utilizing the best principles of  
12 smart growth as it pertains to Woodbury. We  
13 envision the Village of Woodbury in the year of  
14 2020 as a community of attractive residential  
15 neighborhoods, vibrant hamlet centers, successful  
16 mixed use commercial and office space. These  
17 places are suitably connected by accessible  
18 regional highways and local streets, adequately  
19 served by public transportation and linked by a  
20 network of sidewalks and trails.

21 As the gateway to Orange County, Woodbury  
22 offers convenient access to all of the region,  
23 including the New York metro area, surrounding  
24 counties of upstate New York has to offer. It is  
25 recognized for the excellence of its schools; the

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2 quality of its public safety and community  
3 services; the abundance of preserved resources;  
4 and its recreational opportunities; the  
5 productivity and energetic main street; use of  
6 the Hudson Highlands; Schunnemunk State Park,  
7 Harriman State Park; and the beauty and health of  
8 its natural environment.

9 The exceptional quality of life contributes  
10 to economic growth and prosperity of the Village  
11 and the region, assuring that Woodbury can  
12 continue to meet the increasingly diverse needs  
13 and expectations of its residents in a fiscally  
14 stable manner.

15 So, this is sort of the overriding vision of  
16 the plan, and the themes that we came up with  
17 feed into that. As you can see, the  
18 recommendations that follow were all written to  
19 fulfill these objectives and maintain and  
20 strengthen village character, including care for  
21 a changing, diverse population; promote economic  
22 development; and foster stewardship of natural  
23 resources.

24 What I did is divided the actions into  
25 immediate, short-term, midterm, long term, and

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ongoing actions.

The immediate actions include looking at the entire Village Zoning Code, including along Route 32 and re-defining the districts that run up and down 32 to make it more clear about what should be there, what the village would like to see there, ideal uses. Of course, looking at modifying some of the outlining residential districts, 2 and 3 acre, I am sure we will be talking about that later. Based on basically upon what the land can handle in terms of whether or not there is sewer available, what the soils are like, what the slopes are like - that sort of thing.

Looking at design guidelines and modifying design guidelines in the two hamlets to create the existing identities for the two hamlet areas. And enhancing of the Planning Board's role, allowing them to enforce these guidelines that the Village comes up with.

So those are all important actions that we thought needed to be looked at immediately upon adoption of the plan.

In addition, we recommended that the Village

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2 adopt the open space and natural resource  
3 protection plan that has been in the works for  
4 several years as well. Creating and maintaining  
5 a vibrant Village website - as you all know that  
6 there isn't one yet, but it's under construction.  
7 And vote to become a member of the Hudson Valley  
8 Greenway.

9           So short-term recommendations, including  
10 siting and design standards for the package  
11 treatment plants that are currently found in a  
12 lot of the residential developments, and they  
13 come with their own set of issues that need to be  
14 examined. And develop and revitalize the  
15 appearance of Central Valley and Highland Mills,  
16 including expanding the Central Valley hamlet  
17 center from Route 32 and Smith Clove Road toward  
18 the railroad trestle in that area.

19           Additionally short-term actions are  
20 establish more prominent gateways; establish a  
21 gateway maintenance volunteer committee;  
22 considering new alternatives for the major  
23 subdivisions; and promote regional economic  
24 development; and require better stormwater  
25 management provisions for new development.

*-PROCEEDINGS-*

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2 Mid-term actions, another one that involves  
3 a zoning change, looking at the industrial area  
4 around Nepera and Harriman station, possibly to  
5 create a planned development district in that  
6 area to allow for different kind of development  
7 that you have not seen in Woodbury yet. Also to  
8 require any Village facilities to be sustainable.  
9 Possibly to follow lead design guidelines, or  
10 your own set of guidelines. And also authorize a  
11 comprehensive parking analysis. We understand  
12 that part of the reason that the hamlet centers  
13 aren't what they could be is because of the  
14 insufficient parking - how do you deal with that.

15 Additional mid-term actions: Development of  
16 a town/village park east side of the Thruway;  
17 update the inventory of historic and cultural  
18 resources, that I think it has been an ongoing  
19 inventory, but it has not been totally overhauled  
20 in quite few years; and create a Village wide  
21 economic strategy.

22 Long-term actions are to consider the  
23 development of a municipal center that could  
24 satisfy the needs of the Village and possibly the  
25 town as well, and the Justice Court. They are in

*-PROCEEDINGS-*

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2 pretty cramped quarters over there, I know. And  
3 in 5 to 10 years to look at the comprehensive  
4 plan again - that's just something we recommend  
5 for every municipality that we work with. Your  
6 goals and your needs are going to change over  
7 that period of time, and depending on the  
8 relevance -- like your '88 master plan actually  
9 is still very relevant to what your goals are  
10 today. So, you might not necessarily need a  
11 complete re-write, just look at the goals and  
12 objectives and re-assess.

13 And again, ongoing actions: Continue to  
14 consider residential development that is  
15 appropriate in size and scale to the site; to  
16 work with the surrounding municipalities on water  
17 issues; maintaining existing utilities;  
18 coordinate long term planning efforts of agencies  
19 such as DOT; and require continuing ed for board  
20 members - that's essentially a state law now.

21 And so the next steps Stu and Rick will be  
22 working with the Village Board. After this  
23 committee forwards the plan to the Board of  
24 Trustees, the board will consider the  
25 modifications. Like I said, they will declare

-PROCEEDINGS-

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2 lead agency and move forward with SEQRA and then  
3 ideally adopt the plan with any changes that they  
4 make.

5 So, that is my presentation, which I  
6 promised would be brief.

7 In terms of the public comments, again if  
8 you would like to speak and you haven't already  
9 given me a card with your name on it, if you  
10 could do that for me please, so I can use it -  
11 not that it's going to be chaos, but I would like  
12 to give everyone three minutes to speak and then  
13 if that isn't enough time and everyone else has  
14 spoken, you can come back up and speak again.  
15 State where you live. State your comments so our  
16 stenographer can get your name clearly. And we  
17 will be recording comments and the committee will  
18 meet again to determine whether or not they would  
19 like to incorporate those comments into the plan.  
20 But, again, this is not a question and answer  
21 period, so just make your comments. And I guess  
22 that's all I need to say.

23 Is there anything else you would like to  
24 say?

25 CHAIRMAN SEWITT: No, thanks, Nicolette.

-PROCEEDINGS-

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2 I'd just like to say for those who came in  
3 later, we have technical difficulties tonight,  
4 we do not have a sound system, so when you do get  
5 up to speak, if in fact you want to speak, please  
6 speak loudly and clearly so that everyone can  
7 hear you, because we don't have electronic aid  
8 this evening. That's really it.

9 MS. WAGONER: Thank you.

10 CHAIRMAN SEWITT: Thank you very much. I  
11 appreciate that.

12 MS. WAGONER: Okay, Alyse Terhune.

13 MS. TERHUNE: My name is Alyse Terhune. I  
14 am an attorney with Jacobowitz & Gubits. The  
15 firm is in Walden, New York, and I live in  
16 Tuxedo, New York.

17 I am here tonight representing two property  
18 owners here in the Village - Joe D'Amato --  
19 Amato, I am sorry, my neighbor is D'Amato, and  
20 Legacy Ridge.

21 I have written comments that I am going to  
22 leave with the committee and Nicolette. And I am  
23 going to keep my spoken comments very brief.

24 We have reviewed the comprehensive plan. I  
25 would just like to compliment the committee and

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1  
2 its advisors on what we think is a very good  
3 comprehensive plan, a very good draft. It  
4 incorporates many of the concise and good  
5 planning, land use is certainly well considered,  
6 very thoughtful in terms of its look at zoning  
7 and what it wants to accomplish in the Village.  
8 Obviously, some of the goals that are mentioned  
9 are increasing a mixed use, enhancing  
10 neighborhoods, preserving open space and pacing  
11 development to the size that is good for the  
12 property that it's placed on, and certainly  
13 looking towards the infrastructure and improving  
14 the infrastructure of the Village, enhancing the  
15 economic growth, et cetera.

16           Quickly, as to our first client, Mr. Amato,  
17 I think you know, or you possibly know, he owns  
18 the Woodbury Professional Building right up here  
19 on the north on Route 32. He's done a very nice  
20 job on that building. It was an old school. And  
21 I believe he's sandwiched between a couple of  
22 residential developments right there on Route 32.  
23 He would respectfully request that as you go  
24 forward with your comprehensive planning, and  
25 especially when you look into the zoning issues

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2 itself, he would ask that you consider increasing  
3 the types of uses that are allowed in the CR  
4 district, which is in the district that he is in.

5 Right now you know he has business offices  
6 in that building - that's very good. But a lot  
7 of the uses that are allowed on that particular  
8 zone require very large use of land, things like,  
9 I think you have outdoor tennis is one potential  
10 use, bed and breakfast, things like that.

11 So, he's really asking that you might  
12 consider including in that use things like spas,  
13 hair salons, other types of professional services  
14 that would enhance his ability to bring business  
15 into the Village, and also to provide the kind of  
16 Village center services that are so important to  
17 building neighborhoods.

18 As to Legacy Ridge, I will just simply state  
19 that we believe that the project, as proposed,  
20 accomplishes many of the goals and supports the  
21 draft comprehensive plan that you have put  
22 together. Certainly, it preserves a great deal  
23 of open space; it clusters development in a  
24 particular part of the site; and it certainly  
25 improves the infrastructure that will benefit the

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entire Village, including the current residents.

And with that, that's the end of my comments,  
and thank you very much for listening.

MR. MANLEY: Dick Manley. I want to be sure  
that I cover what I am supposed to. I live in  
Highland Mills. My name is Dick Manley, and I  
will try to talk loud enough.

Today is a public comment session which will  
be followed by a period of mail-in comments. I  
was wondering when the public will learn of the  
committee's response to their comments? I  
realize that you can't answer this, so I am  
posing the question, hopefully somewhere somehow  
there will be an answer.

I notice that the comprehensive plan is on  
the letterhead of Saratoga Associates. When the  
Village Board was discussing paying Saratoga  
Associates to complete the plan, it was the  
board's desire to own the plan. Question: Who  
owns the copyright to the plan? It's on  
Saratoga's letterhead, but does the Village own  
it? This deals with who can modify it? And  
leads to the next question.

This is the only final draft of the plan.

-PROCEEDINGS-

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2 The plan may be modified on the basis of public  
3 comments. The plan then has to be placed before  
4 the Village Board for their own review and  
5 another period of public comments, and final  
6 board of approval. All of this activity may  
7 require revisions to the plan. Question: Will  
8 any additional monies be required by Saratoga  
9 Associates before the final copy of the plan is  
10 approved by the Village Board?

11 Thank you.

12 MS. AXELSON: Liz Axelson from Tim Miller  
13 Associates, and we represent the Village of  
14 Kiryas Joel.

15 I just obtained today the Final Generic  
16 Environmental Impact Statement - I guess it's a  
17 draft at this point. Most of what I have to say  
18 are questions about procedure at this point.

19 Just beginning to look at the Final Generic  
20 EIS and the plan itself to continue that.  
21 Everybody at Town Hall was wonderful and Stu. So  
22 I finally have the information that I need to do  
23 the review.

24 But I have a number of questions I am a  
25 little concerned about how quickly the process is

-PROCEEDINGS-

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2 going to go forward. I understand that you are  
3 going to be revising the plan.

4 There is a section in the plan that talks  
5 about procedure for SEQRA, and it seems to imply  
6 that the plan itself is going to be the Final  
7 Generic EIS. So one of my questions is: Are you  
8 going to use the Final Generic EIS from town's  
9 procedure, or is there going to be another Final  
10 Generic EIS?

11 Our firm is looking right now to see if our  
12 comments were addressed, and we may have  
13 additional comments.

14 I did fax in a letter today. I noticed the  
15 Village of Kiryas Joel has been involved all  
16 along and now that the Village is taking over,  
17 Woodbury is taking over, we wanted to be clear  
18 that we want to continue to be involved and  
19 continue to be considered as an interested  
20 agency. I brought several copies of memos -  
21 it's just to re-affirm that we want to be  
22 involved and would like to be circulated on any  
23 revised draft plan so that we can stay abreast of  
24 what's happening.

25 And I guess the other question is: When do

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1  
2 you anticipate the Village assuming lead agency  
3 status? Again, what will serve as generic EIS  
4 for the continuation of SEQRA review?

5 And the only other thing is because we just  
6 now are looking at Final Generic EIS, we are  
7 hoping for an extended period of time to be able  
8 to comment. I understand there is a ten day  
9 comment period after the hearing tonight for  
10 written comments, but we would like to take an  
11 in-depth look at the Final Generic EIS, so if you  
12 would consider extending the comment period at  
13 all, that will be appreciated.

14 Thank you.

15 MS. WAGONER: Thanks.

16 Anybody else?

17 MR. PFAU: My name is Joe Pfau.

18 This comment might be a little premature -  
19 it goes more towards zoning, than the plan.

20 MS. CONROY: Where are you from, for our  
21 records?

22 CHAIRMAN SEWITT: Where do you live?

23 MR. PFAU: I live in Monroe. I have a piece  
24 of property in the Town of Woodbury. I am a  
25 taxpayer here.

*-PROCEEDINGS-*

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2           The comment is really more towards zoning  
3 than the comprehensive plan. I don't believe it  
4 really has been addressed in the comprehensive  
5 plan. It has to do with pre-existing lots in the  
6 Town of Woodbury. I am hoping that when the  
7 zoning is re-developed, that the code takes into  
8 account existing lots within the Town of  
9 Woodbury, like many of the other towns do. Many  
10 of these lots are under-sized based on current  
11 zoning and are in neighborhoods where there are  
12 existing dwellings on similar sized lots. And  
13 there is many towns within the county and  
14 villages that address this issue, and I am hoping  
15 that the Village would consider addressing this  
16 issue once their new code is developed. There  
17 are a number of neighborhoods where there are  
18 existing vacant lots that are adjacent to  
19 existing dwellings on similar sized lots, and it  
20 would be nice to get those lots back on the tax  
21 rolls.

22           Thank you.

23           MR. GOLDEN: Joe, can I ask you to clarify  
24 what you mean by taking it into consideration or  
25 addressing the issue of these lots?

-PROCEEDINGS-

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2 MR. PFAU: There is a lot of codes that they  
3 will take existing lots that were formed prior to  
4 the writing of a code on a specific date and they  
5 will say notwithstanding lot area and lot width,  
6 as long as all of their set-backs requirements  
7 are adhered to, the lot would be deemed  
8 buildable. It's common practice in many codes.  
9 And I am hoping that this Village considers that  
10 aspect. Not anything new, these are just  
11 existing lots that have been on the rolls for  
12 years.

13 MR. GOLDEN: Okay, thanks.

14 MR. PFAU: Thank you.

15 MR. SCHERREIK: Good evening. My name is  
16 Bob Scherreik from McBride Corp Real Estate, 5  
17 Corporate Drive in Central Valley.

18 I am a commercial real estate broker. I  
19 represent ELT Harri man, LLC - the company that  
20 recently acquired the former Nepera Chemical  
21 property that is located on approximately 50  
22 acres are within the Village of Woodbury and  
23 approximately 70 acres within the Village of  
24 Harri man.

25 I read the plan. I am excited about the

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2 transit Village concept that's proposed. I was  
3 in this room a few weeks ago when the RPA came  
4 in. I think that's a great plan to work towards.

5 I am, I guess, concerned in the format in  
6 which you bring this transit Village zoning into  
7 place. I think the preference would be, or we  
8 respectfully request this be done in the form of  
9 an overlay district perhaps, in addition to  
10 current uses, general uses, industrial and office  
11 uses for the property, so that those existing  
12 uses aren't necessarily precluded. And there is  
13 one problem, because there are deed restrictions  
14 imposed by the Harri man family when those  
15 properties were sold a long sometime ago, you  
16 know, we understand that the Harrimans may be  
17 open to relaxing them, as they have done on other  
18 properties that they have formerly had owned  
19 within the town, but there is no guarantee this  
20 could ever be done.

21 So, while we are all excited about it, there  
22 is some practical concerns in being able to enact  
23 it. So our thought is an overlay district might  
24 be the more practical way to impose that.

25 Thank you.

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MS. WAGONER: Thank you.

MS. GROSS FERRARO: Mary Gross Ferraro,  
Woodbury Falls.

Big money has spoken, and now a word for the  
common person.

This comprehensive plan with its push for  
higher density, clustered development with  
package plants is wonderful for the developers,  
but terrible for the people of this town who are  
already overwhelmed by ever increasing taxes as a  
result of all this growth. And it's terrible for  
the environment - completely ignoring the already  
existing disastrous impacts on the streams by  
package plant discharges.

MS. WAGONER: Yes? Anyone else?

MS. HUNTER: Two people just walked in. I  
don't know where they went off to, Ladies' room,  
mens' room.

MS. WAGONER: Wrong meeting.

CHAIRMAN SEWITT: Is there someone else that  
wants to speak?

MS. HUNTER: Two people just walked in.

CHAIRMAN SEWITT: All right. You know what  
I am going to do, I am going to give them a

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moment as to be human.

I just want to say one thing while we have this little lull - I introduced myself before, my name is George Sewitt, I am the chairman of this Comprehensive Plan Committee.

I just want to say publicly to all of you people sitting at this table with me, I truly appreciate all of the time and the effort that everybody has put into this. This was a committee where everyone worked; everyone did their job; everyone did more than what was expected of them. And no one just sat back and let everyone else do the work. And it was very gratifying to me to work with you people, and I really appreciate what you did. I want to publicly thank each and every one for that.

MR. KINNEY: Thanks very much.

CHAIRMAN SEWITT: So, I am doing that right now. And are they done yet, or do I have to repeat? Do I have to keep complimenting these people? Maria, go get them out. We will give them the courtesy. And if no one else wants to speak, does anyone who already spoke want to get up again? I know you want to speak.

-PROCEEDINGS-

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2 MR. SCHERREIK: I am Bob Scherreik. I was  
3 speaking before.

4 CHAIRMAN SEWITT: Still Bob Scherreik.

5 MR. SCHERREIK: And still Bob too.

6 Just a question, could a pdf file of the  
7 draft master plan, or DEIS, be made available on  
8 a website or something? I know I had to go to  
9 the library to see it - it's difficult to spend  
10 the time to read through the entire plan there,  
11 so I don't know if there could be some  
12 mechanism --

13 CHAIRMAN SEWITT: I will answer that  
14 question, just because it's not a normal question  
15 regarding what you feel or think. We were trying  
16 to put a pdf on the Village website. The Village  
17 website doesn't exist yet and eventually when it  
18 does exist in the near future, and the Village  
19 Board deals with it, it will be in pdf form.  
20 It's a huge file and impossible to send by  
21 e-mail.

22 Anybody else wish to speak? Tell us who you  
23 are again.

24 MR. MANLEY: Again, I thought I was pretty  
25 unforgettable. Dick Manley.

-PROCEEDINGS-

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2           The question I had was some of the speakers  
3 referred to the SEQRA process. There is, to my  
4 knowledge anyway, I didn't see anything in the  
5 comprehensive plan dealing with the SEQRA  
6 process, and I was wondering what's happening  
7 here? I mean we have got two processes going,  
8 and one of them we are all squared away on, but  
9 the SEQRA process, there is no mention that I am  
10 aware of, that I am aware of. So, I am just  
11 wondering if sometime we could find out what that  
12 status is.

13           Thank you.

14           CHAIRMAN SEWITT: I just want to say one  
15 other thing regarding the question about a pdf  
16 file, I am just informed there is a distinct  
17 possibility, we are looking into the possibility  
18 that a pdf file would be put on Saratoga's site.  
19 And if that's the case, I guess you will have  
20 to -- we can advertise it on Channel 22 so it  
21 will become public, when that becomes available.

22           MS. WAGONER: Yes, if it's all right with  
23 you, I will have it put up. Our website is  
24 saratogaassociates.com. And I can't tell you  
25 when that will be up, but I will work on it

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tomorrow.

CHAIRMAN SEWITT: In the meantime, does anyone else wish to speak?

MR. TURNER: Mr. Chairman?

CHAIRMAN SEWITT: Yes, Stu?

MR. TURNER: The procedural question relating to SEQRA has come up a couple of times. This committee was charged with preparing a draft to recommend to the Village Board - the Village Board, being the body that will ultimately adopt the plan, will undertake the SEQRA process. The exact form of that process has not yet been established.

I guess the reference to the Final Generic EIS was from a document that was prepared during an earlier part of the process when the town was in charge of preparing the plan. And they had taken steps in the SEQRA process, but had not completed it. So that at this point the Village Board, once you recommend a plan, the Village Board will undertake SEQRA and that exact process has yet to be established.

So, for those that are following the process, the SEQRA process for the adoption of

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this plan has not yet been initiated or completed.

MR. GOLDEN: That's because it would be premature to do so because SEQRA only starts when a body has undertaken funding or approving an action. This Comprehensive Plan Committee is doing none of those things - it's simply recommending to the Village Board, who is the body who will undertake and approve some comprehensive plan.

CHAIRMAN SEWITT: Does anyone else wish to speak?

All right, if no one else wished --

MR. HARFENES: How long does this process take then?

MR. GOLDEN: If you are going to say anything --

CHAIRMAN SEWITT: You have to get up, say your name.

MR. GOLDEN: Because everything is being taken down.

MR. HARFENES: I purchased a site --

CHAIRMAN SEWITT: You have to get up over here. What happened before, just so you know,

-PROCEEDINGS-

1  
2 you weren't here earlier, we do not have a P.A.  
3 system - that's our stenographer and he needs to  
4 hear what you are saying.

5 MR. HARFENES: My name is Martin Harfenes.  
6 I am one of the owners of site A, ICC site A.

7 As far as credibility I was a member of the  
8 community board, one which is in Brooklyn, New  
9 York, and I am also on the zoning board in  
10 Brooklyn.

11 I know when a project is important for a  
12 community, and which I hope site A is important,  
13 because it's on the train station.

14 I have been involved in the zoning board for  
15 over 25 years, so I know the process very well.  
16 I know planning very well; that's the reason I  
17 bought this site because I had the vision of what  
18 the site is all about.

19 I have been up here since I was a little  
20 kid. I am 58 years old now. And I know  
21 potential of the site and the value of this  
22 project.

23 I see when I come up, I have a house in  
24 South Fallsburg, New York, and I come up to camp  
25 as I grew up, and I know the area quite well.

-PROCEEDINGS-

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2 And I know in summer time, I always spend hours  
3 in traffic. And I know and I believe very much  
4 in public transportation.

5 And I am a volunteer, which you people are,  
6 which is appreciated and hopefully appreciated by  
7 the community, which I am for 27 years now.

8 I am also a developer. I have gone into  
9 drug infested areas and done re-hab work. I was  
10 shot at, so on and so forth, I am stating in  
11 general.

12 We have 9 million shoppers who shop at  
13 Woodbury Common and would have all of these  
14 blacks Fridays and all of these, you know, that  
15 come out of the shopping seasons - it's a mess  
16 around here.

17 And I believe if the proper planning when  
18 the community gets together and everybody voices  
19 their opinion and we sit together for a  
20 continuous period and work at a good site plan on  
21 the site, which encompasses basically around the  
22 train station, which will be a lot of different  
23 things, Chinese, Japanese, and different oriental  
24 people and people in the community in general,  
25 which if you look at the demographics, covers

-PROCEEDINGS-

1  
2 around 11 states in this area which draws the  
3 people to this area - 9 million shoppers, and  
4 other malls, there is approximately 50 million  
5 who come here every year. Everybody uses public  
6 transportation. We have got to get those people  
7 all off the roads and put them on the train.

8 That's why I believe very much when I saw  
9 the site, I raised some money up - I didn't have  
10 all if money on my own - and I bought the site.  
11 My partner got frustrated and basically it's not  
12 been easy because he doesn't want to wait so  
13 long, and it's a long story, that part of it.

14 I still believe and I hope that this board  
15 is going to start working on the site  
16 expeditiously and make this project a reality,  
17 because basically if it's not, I will basically  
18 have to abandon this vision, which I believe very  
19 much in.

20 Again, the vision is basically to enclose  
21 the train station, build next to it, make bicycle  
22 paths. Basically as I said before, the  
23 community, everybody in this community, should  
24 participate.

25 We have a very good team. One of them is

-PROCEEDINGS-

1  
2 Vincent Levinson; Rick Panioto from TRC, he knows  
3 the site since 1989, he's worked for Orange and  
4 Rockland, he's done Site C and B and done site A  
5 way back when Orange and Rockland originally  
6 owned the site. We have a very distinguished  
7 person which originally was --

8 CHAIRMAN SEWITT: Excuse me, Mr. Harfenes, I  
9 appreciate what you are saying, but this is a  
10 Comprehensive Plan Committee, not a Planning  
11 Board. Can you please get to the point?

12 MR. HARFENES: Okay, fine. I would like to  
13 get the process as far as changing the zoning and  
14 getting this project to go forward with. If it  
15 didn't start with SEQRA process, you have got to  
16 wait, you didn't start this, you didn't start  
17 that. Our project will fall apart.

18 In all honesty, that's the reason why I am  
19 saying this - it will fall apart, might as well  
20 just say as far as the transit development, get a  
21 \$20 million grant, every penny is wasted. You  
22 might as well take the money and use it somewhere  
23 else - build a chemical plant, build somewhere  
24 else, because our plans will fall apart.

25 I am being realistic now. We have here

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Steve Esposito, architect. We have Ann Barber here, a professional. We put together a good team. We want to go forward. I am here to say to you as long as I can, our project will fall apart.

I have investors in this and they don't want to wait.

MS. WAGONER: Thank you.

MR. HARFENES: Thank you.

CHAIRMAN SEWITT: Thank you very much.

One last chance, does anyone else want to speak?

Can I get a motion to close the public hearing.

MS. CROUSE: So move.

CHAIRMAN SEWITT: Can I get a second?

MR. SCHACK: Second.

CHAIRMAN SEWITT: How do you all vote?

MS. CROUSE: Aye.

MR. OCTAVIO: Aye.

MR. SCHACK: Aye.

MS. CONROY: Aye.

MR. KINNEY: Aye.

CHAIRMAN SEWITT: Aye.

-PROCEEDINGS-

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2           So, we have closed the public hearing  
3 tonight. That means that the written comment  
4 period will end at the close of business on  
5 Friday, May 9 at Woodbury Village Hall, that's 4  
6 or 5:00, which is it? Let's call it 5:00 on  
7 May 9, Friday, May 9.

8           All right, if that's all there is?

9           MS. GROSS FERRARO: Who should comments be  
10 addressed to?

11          CHAIRMAN SEWITT: Right there (indicating  
12 the screen). It's been in the documents, in the  
13 library, everything has been in Village Hall.

14          MS. AXELSON: Is there a fax number?

15          CHAIRMAN SEWITT: Those are the addresses.  
16 If you want us to leave it up so you have a  
17 chance to read it and understand, we will leave  
18 it up as long as you want. Those are the two  
19 addresses, there are no other addresses, no other  
20 ways to contact us - by e-mail or regular mail,  
21 that's the way it is. All right?

22          In the mean time, can I get a motion to  
23 close the meeting for this meeting?

24          MS. CROUSE: So moved.

25          CHAIRMAN SEWITT: Can I get a second?

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MR. SCHACK: Second.

CHAIRMAN SEWITT: And seconded by Michael Schack.

And how do you all vote?

MS. CROUSE: Aye.

MR. OCTAVIO: Aye.

MR. SCHACK: Aye.

MS. CONROY: Aye.

MR. KINNEY: Aye.

CHAIRMAN SEWITT: Aye.

Thank you, everyone, that you very much for coming.

I HEREBY CERTIFY THE FOREGOING TO BE  
A TRUE AND ACCURATE TRANSCRIPT OF  
THE WITHIN PROCEEDINGS

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ROBERT J. CUMMINGS, JR., RPR  
COURT REPORTER

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