

VILLAGE BOARD OF TRUSTEES:
VILLAGE OF WOODBURY, NEW YORK

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Public Hearing Regarding the
FINAL GENERIC ENVIRONMENTAL STATEMENT
DRAFT COMPREHENSIVE PLAN
Local Laws 1 and 2, 2010

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March 22, 2011
Town Hall
Woodbury, New York

B E F O R E:

HON. MICHAEL QUEENAN	Mayor
NEIL CROUSE	Trustee
TIMOTHY EGAN	Trustee
THOMAS FLOOD	Trustee
DAVID SUTZ	Trustee
STUART TURNER	Planner
KRISTEN O'DONNELL	Planner
DENNIS LYNCH, ESQ.	Attorney
DESIREE POTVIN	village clerk

Robert J. Cummings, Jr.
Court Reporter

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2 (whereupon, following the previous agenda items,
3 these further proceedings transpired.)
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5 MAYOR QUEENAN: Next up, we have the public
6 hearing tonight for our Comprehensive Plan, FGEIS
7 and Local Law 1 and 2 from 2010.

8 Desiree, could you please read the public
9 hearing notice that appeared in the Times Herald
10 Record?

11 VILLAGE CLERK: It was printed in the Times
12 Herald Record on March 8th, 2011 that a public
13 hearing is being held. Woodbury Board of Trustees
14 have declared themselves lead agency. Completed
15 the preparations of the Final Generic Environmental
16 Impact Statement which has been prepared for the
17 adoption of the Village's draft Comprehensive Plan
18 and associated draft zoning amendment maps.

19 The public hearing is being held on the FGEIS
20 and the adoption of Introductory Local Laws for the
21 amended zoning and amended zoning map. The FGEIS
22 and Introductory Local Laws, as well as other SEQRA
23 documents and the Comprehensive Plan were available
24 at the Town Hall, the library, as well as on line.

25 There is a sign-in list up here for anyone who

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2 wishes to speak during the public hearing. And
3 that's it.

4 MAYOR QUEENAN: Anybody signed in yet?

5 VILLAGE CLERK: No one has signed in.

6 However, you did receive three written comments
7 ahead of time, which I believe you are going to
8 announce.

9 MAYOR QUEENAN: Thank you, Desiree.

10 Dennis, would you like to provide any
11 background?

12 MR. LYNCH: Thank you, mayor.

13 If it pleases the Board, this is a hearing
14 that the Board had set on the issues that your
15 Honor mentioned Local Law 1 and 2 of 2010; a Final
16 Generic Environmental Impact Statement with regard
17 to the draft Comprehensive Plan.

18 I would recommend that tonight if the Board,
19 after it hears the public comments, I know we have
20 distinguished engineer Brian Brooker in the
21 audience here tonight, that perhaps the Board may
22 want to close the public hearing on any of the
23 issues that it feels the public hearing should be
24 closed, and continue with any issues that the Board
25 may wish to continue.

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2 I note for the record that the hearing notice
3 was economic and reflects our -- the Board's desire
4 to have all of the hearings on these issues take
5 place at one time.

6 So that being said, the Board is ready for
7 public comment and the public would be invited to
8 make that comment.

9 MAYOR QUEENAN: Thank you.

10 I would like to open up the public hearing on
11 the issues referenced in the notice regarding the
12 FGEIS, Comprehensive Plan and Local Laws 1 and 2 of
13 2010.

14 Stu or Kristen, can you please give us an
15 overview of where we are in the process?

16 MR. TURNER: Yes, mayor, I thought you were
17 going to move right along, but I do have a few
18 comments.

19 MAYOR QUEENAN: Did I catch you off guard?

20 MR. TURNER: Yeah.

21 MAYOR QUEENAN: Okay.

22 MR. TURNER: Mayor and the trustees and
23 members of the community, the public; as was
24 pointed out in the reading of the notice, this is a
25 final step in the current process to adopt the

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2 comprehensive plan and the accompanying zoning
3 provisions. It's also the hearing on the Final
4 Generic Environmental Impact Statement.

5 So, what I would just like to do is take three
6 or four minutes to sort of review where we were and
7 how we have gotten to this point.

8 The draft plan that is the subject or part of
9 the subject of the hearing was completed by the
10 village in 2010 and, actually, it was completed
11 earlier. The hearing on that plan was held in
12 February and then continued to March of 2010.

13 At the same time you also had a SEQRA Draft
14 Generic Environmental Impact Statement, on which
15 you held a public hearing and the comment period on
16 that document extended to March 22nd of 2010.

17 So, under SEQRA the next step in that process
18 is a response to the comments that were made during
19 that hearing, or subsequently in writing.

20 So, the Final Generic Impact Statement is that
21 document and it was accepted in January, on
22 January 25th of this year.

23 Now, during that earlier hearing there were
24 several comments on the proposed zoning map. And
25 the map that is now before the Board for

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2 consideration and before the hearing is essentially
3 the same map with some minor changes which were
4 originally proposed on Route 32. But comments were
5 made that suggested that the Board reconsider
6 proposed changes in the Skunnemunk Road area, which
7 the Board has done, and withdrawn those from
8 consideration. So the map, the zoning map along
9 Skunnemunk Road will remain as it is now.

10 The text also was modified somewhat. Comments
11 were made and workshops were held dealing with
12 things that were in the Comprehensive Plan, such as
13 watershed protection and steep slopes. And it was
14 determined that more work needed to be done to
15 fully understand the impacts of those proposals, so
16 they too have been drawn from current
17 consideration.

18 Major points that are still retained in the
19 draft are the work Force Housing element and the
20 Transit Village concept, which is a major
21 recommendation for the Comp Plan to be applied to
22 the area in the vicinity of Harriman train station.

23 So those two major items are retained. And
24 there are some minor revisions to the zoning, which
25 are the same ones that were the subject of last

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2 year's hearings - there is no change there.

3 There are several minor changes. Just for the
4 record, the map has been available and it's here
5 again, but there are a couple of things that were
6 intended to allow uses that actually are already in
7 place, but were zoned improperly, such as the
8 commercial uses at the corner of Rose Place and
9 Route 32, Highland Mills, the old school house.
10 So, those are changed to more closely reflect the
11 uses that are actually there.

12 The changes that were made were proposed
13 originally were on Route 32 were really intended to
14 further reduce the amount of potential strip
15 development in the north end of town, which is,
16 again, a reflection of the Comprehensive Plan.

17 So, the next step for your Board, once you
18 hear all of the comments tonight and have the
19 written comments, you would accept this Final
20 Generic Impact Statement or make any modifications
21 you feel need to be made. You would consider these
22 final comments, any final comments on the plan that
23 are either addressed tonight or in writing.

24 And you would consider the Planning Board's
25 comments, which I believe are still forthcoming on

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2 the Transit Village. They have been working on
3 some comments.

4 And those final refinements will be made. You
5 will have to make findings, which will be the
6 findings that you will make on the whole process.
7 And you will be in a position then to adopt the
8 documents or modify them and adopt them.

9 So that's the process, and that's where we are
10 - we are at the hearing on Final Environmental
11 Impact Statement. And, essentially, although it's
12 a new hearing, it's really a continuation of the
13 Comp Plan and the proposed modified zoning.

14 MAYOR QUEENAN: Okay, thank you.

15 Okay, I just want to note for the record, we
16 have received written comments from Cuddy & Feder,
17 legal representatives of Woodbury Commons;
18 Jacobowitz & Gubits, legal representatives of The
19 Success Martial Arts; Tim Miller Associates
20 represents the Village of Kiryas Joel. That's all
21 we received so far, right?

22 VILLAGE CLERK: Yes.

23 MAYOR QUEENAN: Anyway, no one has signed in.
24 If anyone would like to speak tonight at the public
25 hearing, they should take the opportunity to please

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sign in.

while he's signing in, any members of the Board, would they like to say anything at this time?

MR. SUTZ: No.

MAYOR QUEENAN: We haven't called you up yet. George, I am only kidding.

MR. SEWITT: Oh, all right. You just want to see me walk back in.

First of all, I would like to thank this Board I was a member of the original Comprehensive Plan and ultimately I was the chairman of the Comprehensive Plan committee. And I want to thank this Board --

VILLAGE CLERK: He has to state his name for the Court Reporter

MR. SEWITT: I am George Sewitt. I am a resident of Highland Mills.

VILLAGE CLERK: Thank you.

MR. SEWITT: And as I said before and I will say again, I was an original member of the Comprehensive Plan Committee, and ultimately I was the chairman of the re-formed Comprehensive Plan Committee.

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2 And I am very excited that this Board has
3 decided to see it to its completion. It's long
4 overdue and something that we really need because
5 hopefully this will take woodbury to the next level
6 and help protect our future.

7 I have one short comment, though, because
8 after looking at everything that we discussed and
9 everything that we did, I am just realizing that,
10 not only is it important for woodbury to position
11 itself correctly for the future, but to position
12 itself as a leader as well, because a lot of
13 communities are struggling economically, budgets
14 are changing, things are getting harder. And
15 woodbury has a unique position, or can have a
16 unique position, as being a true destination for
17 different people to come and enjoy what we have -
18 not only residents, but that would help keep our
19 businesses thriving and just make property values
20 go up and make woodbury even more desirable than it
21 already is.

22 So my point is a minor one. I don't know
23 think it requires, if you guys considered it, I
24 don't think it would require a huge change in
25 anything, but we have the ability now to have spas

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2 in town, day spas. And I think it would be
3 interesting and beneficial if you guys would
4 consider having overnight spas. That way, you
5 would attract a certain level of people that would
6 stay in this town, you know, partake in the
7 restaurants and the shops and enjoy it to a
8 different level. And I think it might just
9 increase the desirability of Woodbury in that
10 respect.

11 Again, it's a minor issue, so it's not going
12 to impact on anything drastically, but I just offer
13 it up for your consideration. And I hope that you
14 do consider it.

15 Thank you.

16 MAYOR QUEENAN: Thank you.

17 Normally I would ask who's next on the list?

18 VILLAGE CLERK: Nobody.

19 MAYOR QUEENAN: Would anybody else like to
20 speak on this matter?

21 Okay, with no further comment at this time, I
22 will entertain a motion to close the public hearing
23 on the FGEIS and establish a written comment period
24 in which any written comment received within ten
25 business days will be considered part of the

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record.

MR. CROUSE: I will make that motion.

MR. SUTZ: Second.

MAYOR QUEENAN: All in favor?

MR. EGAN: Aye.

MR. FLOOD: Aye.

MR. CROUSE: Aye.

MR. SUTZ: Aye.

MAYOR QUEENAN: Aye.

MR. FLOOD: Do you need a role call?

MAYOR QUEENAN: No.

Also at this time I need a motion to continue the public hearing on the issue of Local Laws 1 and 2 of 2010 and a Comprehensive Plan until our regularly scheduled Village Board meeting on May 24th, 7:30 p.m.

MR. CROUSE: Make that motion.

MR. SUTZ: Second.

MAYOR QUEENAN: We have motion and a second.

Any problem over there?

VILLAGE CLERK: No, he was just writing the dates down.

MAYOR QUEENAN: May 24th. I have a motion and second. All in favor?

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MR. EGAN: Aye.

MR. CROUSE: Aye.

MR. FLOOD: Aye.

MR. SUTZ: Aye.

MAYOR QUEENAN: Aye.

Okay, well, that's what we had for public hearing for this evening.

(Public Hearing adjourned.)

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

ROBERT J. CUMMINGS, JR.
COURT REPORTER

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