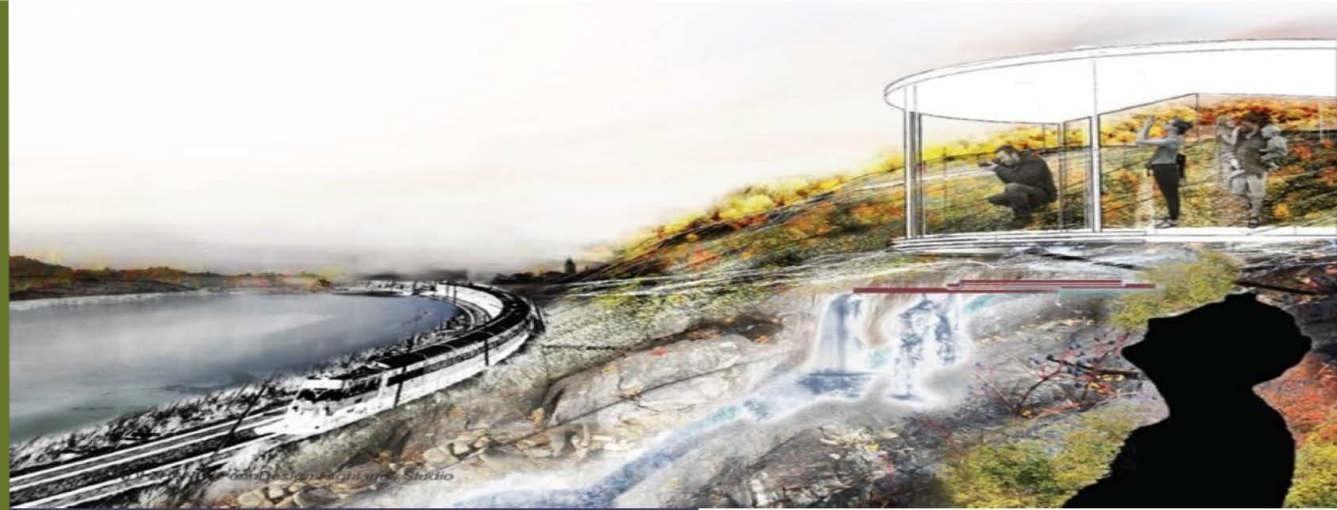


Public Informational Meeting



Village of Highland Falls Comprehensive Plan 2022 Update



Village of Highland Falls
Orange County, New York



The LA GROUP
Landscape Architecture & Engineering P.C.

People. Purpose. Place.

NOVEMBER 2022 FINAL DRAFT

Thursday, January 12, 2023



Meeting Format and Agenda

1. Introductions
2. What is the purpose of this public informational meeting?
3. What is a comprehensive plan? How was the update prepared?
4. What are the proposed updates to the comprehensive plan?
5. Recommendations for zoning revisions
6. Next steps/remaining schedule

Introductions

1. Tracy Clothier, CEP, AICP (retired)
2. Jim Martin, AICP – Senior Planner for the LA Group, PC



- 40 years of experience in planning and community development
- Project manager on the finalization of the updated plan and adoption process

2. Introduction of Village officials in attendance

What is the purpose of this public informational meeting?

- The development portion of the planning process is completed
- Explain the purpose served by the updated plan and how the updated plan was developed
- Present the updated plan and present the initiatives developed
- Gain public input and comment prior to submitting the draft update for adoption
- Based upon the comments received, revise the draft accordingly, and submit the revised draft for adoption

What is the purpose of a comprehensive plan?

- Set forth a vision consistent with the goals of the residents
- Basis for capital planning and supplemental funding
- Basis for zoning – according to NYS Village Law:

Village Law, Article 7, §7-700

*“Grant of power. For the purpose of promoting the health, safety, morals, or the general welfare of the community, the board of trustees of a village is hereby empowered, by local law, to regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, and the location and use of buildings, structures and land for trade, industry, residence or other purposes. **As a part of the comprehensive plan** and design, the village board is empowered by local law, to regulate and restrict certain areas as national historic landmarks, special historic sites, places and buildings for the purpose of conservation, protection, enhancement and perpetuation of these places of natural heritage.”*

What is a “Comprehensive Plan”?

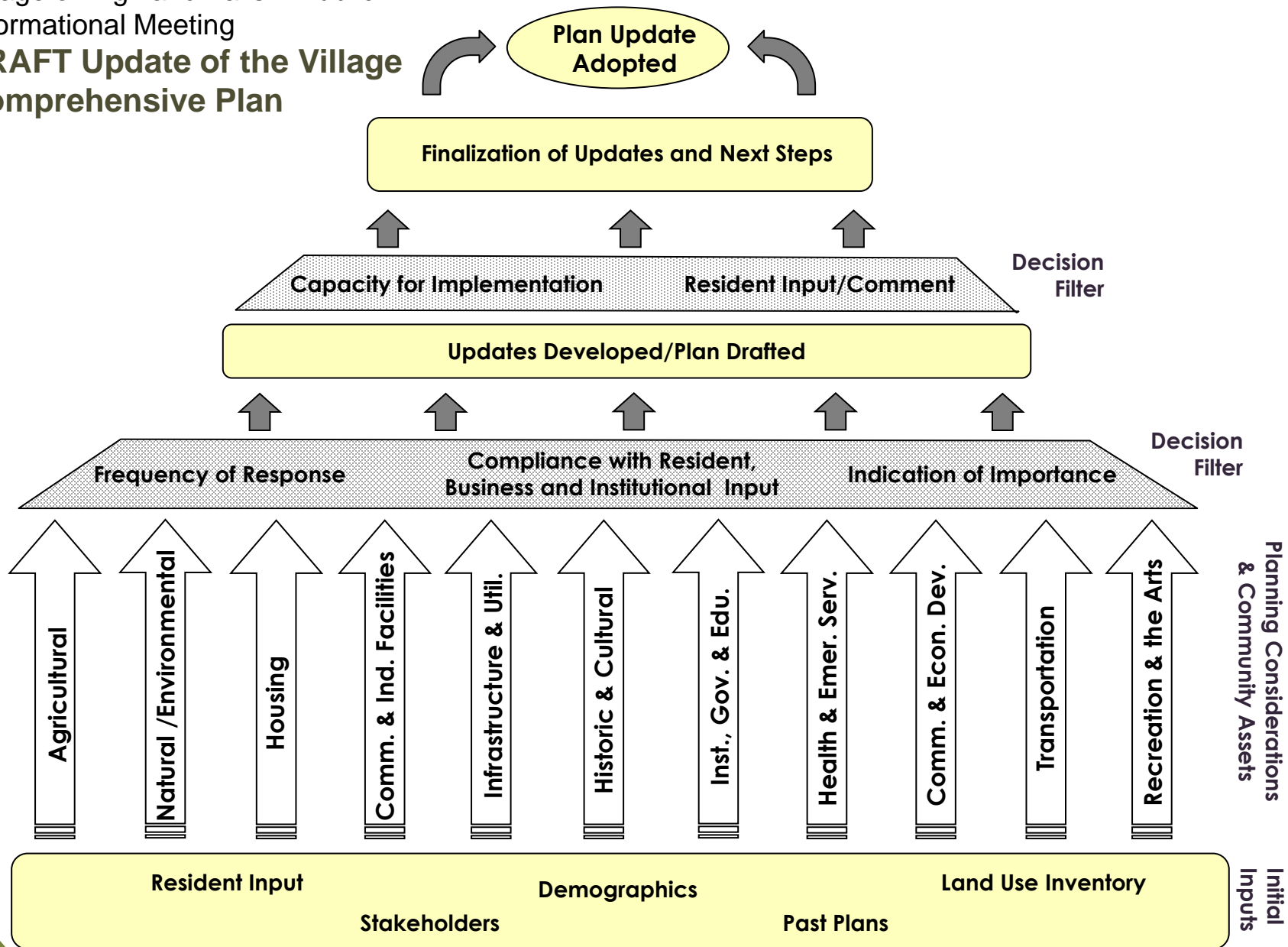
According to NYS Village Law:

Article 7, §7-722.

“2. Definitions. As used in this section, the term:

(a) "village comprehensive plan" means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the village.”

Village of Highland Falls – Public Informational Meeting
DRAFT Update of the Village Comprehensive Plan



Village of Highland Falls – Public Informational Meeting
DRAFT Update of the Village Comprehensive Plan

How was the update prepared?



What are the proposed draft updates to the Plan?

Asset:	Opportunities/Recommendations:
1. Downtown Business District	Improve ped. Connectivity; expand job opp.; expand public parking; increase afford. housing; public acc. to Hudson Riv.; relocate Vil. Hall; enhance park spaces
2. Tourism	Improve lodging facilities – number of rooms & amenities
3. Land Ownership, Land Use, Zoning	Analysis performed – recommendations for revision;
4. Community Buildings & Services	Recommendations – NY Forward grant app.; streetscape imp.; implement design guidelines; consider town/village joint boards; expand shared services; improved police & fire prevention serv.
5. Infrastructure	Continue capital imp. program for vehicle replacement, sewer/water imp.; DPW garage updates; improve training of existing emp. & invoke incentives for new recruits; sewer treatment plant imp.; water plant & line imp. – pump replacement, new line connections/replacements; reservoir imp.; progress reporting

Draft Plan Updates - Continued

Asset:	Opportunities/Recommendations:
6. Transportation	Imp. signage/wayfinding; imp. Pedestrian facilities; imp. access to waterfront – e.g., Station Hill Rd. reconstruction
7. Natural Resources	Protective measures for preservation; imp. public access; complete imp. to Roe Pond
8. Parks & Public Spaces	Expand Ladycliff Park and imp. access; Roe Park – improve access to the pond for fishing and walking; connect Highland Falls Greenway with the Empire State Trail; complete natural resources inventory at the Hudson Highlands Park; work with the Town to develop a “hike-bike” trail along County Rt. 218; and develop a waterfront trail system near the Highland Station and Marina Redevelopment.
9. Historic Resources	Continue to leverage grant funds to invest in the Village’s historic building stock and other landmarks.

Village of Highland Falls – Public Informational Meeting

DRAFT Update of the Village Comprehensive Plan

Draft Plan Updates - Continued

No	Title	Type	Priority	Potential Funding Opportunities
1	Highlands Station and Marina Redevelopment	Parks & Economic Development	High	DOS LWRP; HRVG; ESD; DEC Environmental Restoration; DEC Local Stewardship Planning; DEC Climate Smart Program; OPRHP Parks; EFC GIGP; OPRHP Parks and/or Historic Preservation Grant Program; NYSCA Preserve NY
2	Gateway Improvements Plan	Beautification	High	DOS LWRP; HRVG; ESD; NYSCA Architecture + Design; HCR NY Main Street
3	Comprehensive Plan Update	Planning	High	DOS LWRP; HRVG Community Grant Program
4	Highland Falls Business Incubator	Economic Development	High	ESD Economic Development Purposes Grant & Regional Council Capital Fund Program; HCR NY Main Street
5	Economic Development, Tourism and Marketing Strategy	Economic Development	High	DOS LWRP; ESD Various Programs
6	Hudson Highlands Park Development	Parks	High	DOS LWRP; HRVG Conservancy Trail Program; OPRHP Recreational Trails
7	Roe Park Interpretive Trails	Parks & Recreation	Medium	DOS LWRP; HRVG Conservancy Trail Program; OPRHP Recreational Trails
8	Ladycliff Park Master Plan	Parks	Medium	DOS LWRP; HRVG; NYSCA Architecture + Design; OPRHP Parks
9	Main Street and West Point Highway Redesign	Transportation	Medium	HCR NY Main Street Program
10	Townwide Trails Master Plan	Recreation	Medium	DOS LWRP; HRVG Conservation Trail Grant; OPRHP Recreational Trails Program
11	Village Signage Plan	Economic Development	Medium	DOS LWRP; HRVG; ESD; NYSCA Architecture + Design; HCR NY Main Street
12	New Municipal Center	Community Development	Medium	OPRHP Certified Local Government; USDA Rural Development Community Facilities Direct Loan & Grant Program in New York
13	Highland Brook Environmental Assessment and Trail Feasibility	Recreation	Low	DOS LWRP; HRVG; OPRHP Recreational Trails; DEC Environmental Restoration; DEC Local Stewardship Planning; DEC Tributary Restoration and Resiliency
14	Memorial Park Improvements	Parks	Low	DOS LWRP; HRVG; OPRHP Parks
15	Main Street Architectural Design Guidelines	Planning & Economic Development	Low	NYSCA Architecture + Design; HCR NY Main Street Program
16	Village Welcoming Center and Museum	Economic Development	Low	DOS LWRP; NYSCA Architecture + Design
17	Public Parking Garage	Transportation	Low	DOT TEP; OCTC TIP; EFC GIGP; ESD Strategic Planning and Feasibility Study Project Grants
18	Downtown Lighting Redesign	Infrastructure	Low	NYSERDA Clean Energy Communities LED Lights Program; NYSDCE Climate Smart Communities Program; NYSHCR CDBG Public Facilities & Public Infrastructure Program

The above table is excerpted from p. 63 of the draft plan update.

Zoning Analysis – Appendix A

Purpose – To guide revisions/updates to the Village Zoning Law
– Chapter 240 of the Village Code – and Zoning Map

Content –

- Review of land use heritage
- The relationship between land use and the fiscal condition of the Village
- Analysis of the current land use pattern
- Profile of commercial parcels within the Village -

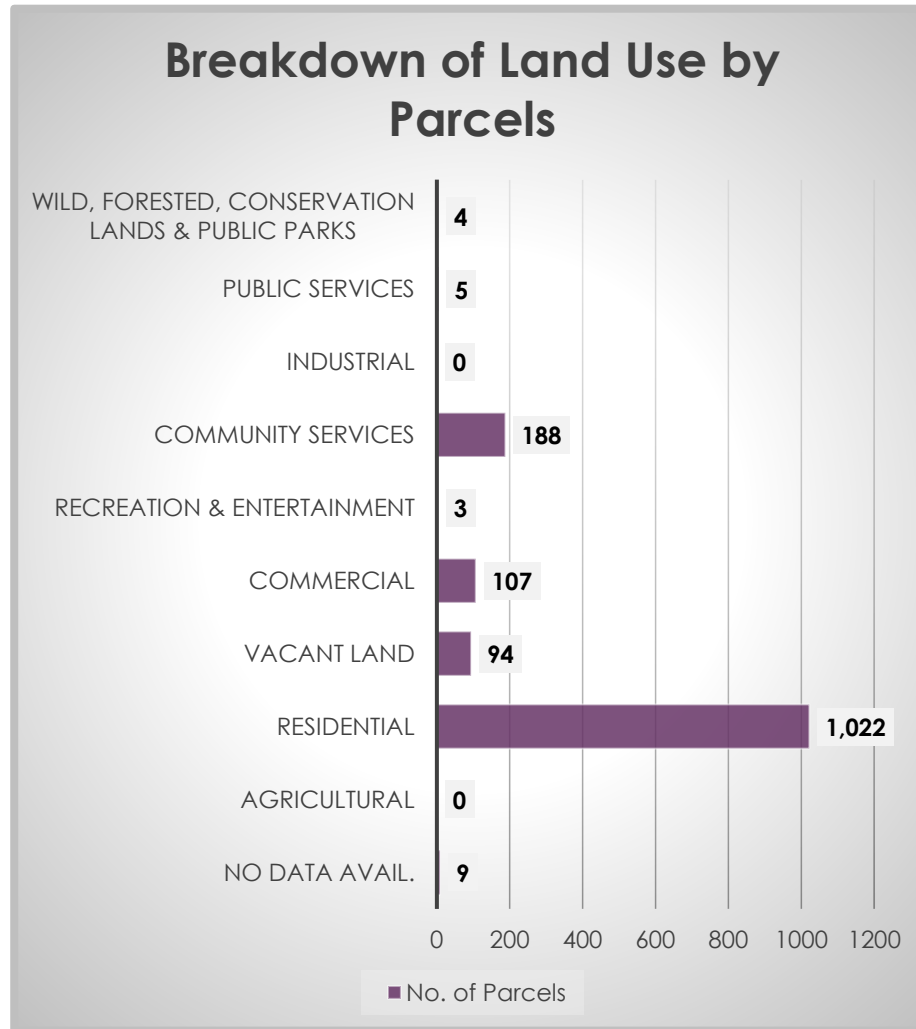
Summary and Findings

Village of Highland Falls – Public Informational Meeting
DRAFT Update of the Village Comprehensive Plan

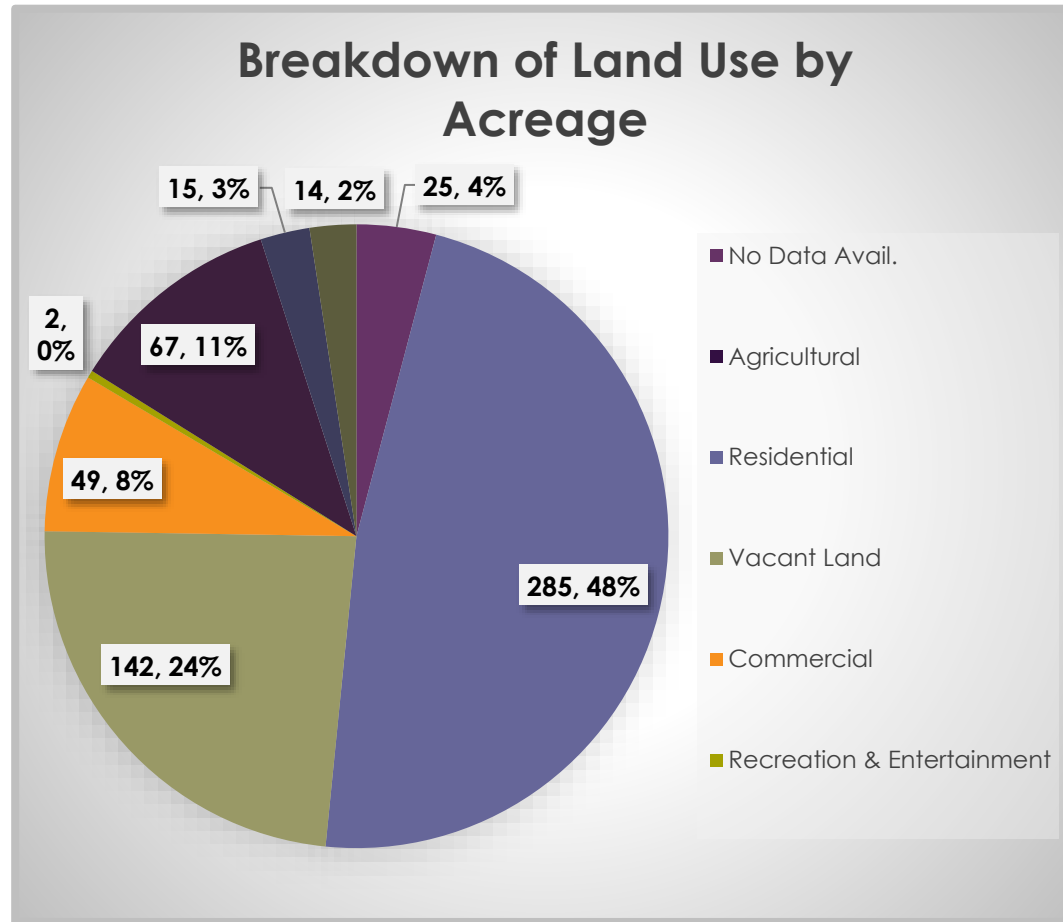
Zoning Analysis – Continued

Land Use Classifications Village of Highland Falls – Breakdown of Existing Land Use Data											
Land Use Type	Classification Code	Number of Parcels	% of Total	Acres (±)	% of Total	Land Assessment	% of Total	Total Assessment	% of Total	Full Market Value	% of Total
	None	9	1%	24.71	4%	Unknown		Unknown		Unknown	
Agricultural	100	0	0%	0	0%	Unknown		Unknown		Unknown	
Residential	200	1,022	71%	284.82	47%	\$38,208,000	12%	\$237,334,400	39%	\$255,197,936	39%
Vacant Land	300	94	7%	142.04	24%	\$4,491,240	1%	\$5,890,840	1%	\$6,334,400	1%
Commercial	400	107	7%	49.48	8%	\$7,327,300	2%	\$53,311,000	9%	\$57,323,900	9%
Recreation & Entertainment	500	3	0.2%	2.35	0%	\$281,100	0%	\$668,400	0%	\$718,700	0%
Community Services	600	188	13%	66.88	11%	\$257,757,400	83%	\$298,180,700.00	50%	\$320,624,100	49%
Industrial	700	0	0%	0	0%	\$0	0%	\$0	0%	\$0	0%
Public Services	800	5	0.3%	15.32	3%	\$676,200	0%	\$6,794,273	1%	\$7,305,700	1%
Wild, Forested, Conservation Lands & Public Parks	900	4	0.3%	14.47	2%	\$354,200	0.1%	\$576,700	0.1%	\$620,100	0.1%
Total		1,432	100%	600.08	100%	\$309,095,440	100%	\$602,124,836	100%	\$648,124,836	100%

Zoning Analysis – Continued



Zoning Analysis – Continued



Zoning Analysis – Continued

Summary and Findings

- Residential use has long-standing heritage as the dominant land use and its preservation is a prime consideration
- The Village commercial districts, for the most part, encompass the downtown area
- Commercial properties are notably smaller in size with dense building coverage. Building size is proportionately smaller as well
- There is little support for the continuation of commercial zoning along the southern portion of Main St.
- The commercial uses in the downtown area will require continued support from vehicles as the prime form of access and transportation – infrastructure updates to support EVs is suggested
- Community services are vital aspect of the commercial land use pattern
- “Mixed-use” represents the best option for downtown as the continued center of the Village and its ability to generate revenue and attract business and commerce
- The presence of parks, recreation areas should be exploited as a complementary use to the mix of uses in the downtown area
- The base Zoning Chapter dates to 1971 and a full, chapter-wide review and update is recommended

Comments? Questions?

Additional comments can be sent to the Village Clerk at:

Via mail or hand-delivery to:

Regina Tayler - Village Clerk,

Village Hall, 303 Main Street, Highland Falls, NY 10928

Or, via email at:

rtaylor@highlandfallsny.org