

Wappingers Falls EDC Committee
3/28/2013

Member Attendance: Mike Kocan, Rob Alfonso, Scott Davis, Ronnie Komornik, Don Swartz, Sandra Vacchio, Alex Reese, Peg O'Leary *, Kathy Rutledge, Kristin Catalano*, Cindy Latino

Absent: Don McCormick

*Arrived Late

Public Attendance: Carl Calabrese, Mary Schmalz

Meeting called to order at 7:15 PM:

Minutes of 2/28/13

Motion by Rob Alfonso to accept minutes. Second by Kathy Rutledge

Minutes of the 2/28/13 meeting accepted.

Agenda:

Item: Presentation by Carl Calabrese on November Building Collapse & Future Emergency Procedures Plan

Police Commissioner Carl Calabrese reviewed procedures that were followed for the Goring Hall collapse on early Thanksgiving Day and additional fires which have occurred more recently. The Village Police operate following procedures known as the Incident Command System developed by FEMA. This helps to coordinate actions taken by all involved parties (Police, Fire, etc). Contact is initiated to all persons designated in a chain of command. This is necessary to insure accuracy in procedures, information and accountability of expending resources. Most often police are first on scene and must make a quick evaluation of the scene. Once evaluation is assessed, notification occurs to proper personnel. Large scale emergencies requiring rescue or evacuation are handed off to fire department. They have necessary equipment and personnel trained for these situations. Police provide secondary assistance to secure area and control traffic.

A question was raised as to the Village's ability to get in contact with business owners in the event that their property is involved in an incident and there was a need to have access into their premises. Carl remarked that currently there is a voluntary questionnaire that is given to businesses to provide contact info but that only a small percentage of businesses have actually responded. Rob Alfonso remarked that the planning department does have this information. He also mentioned that the fire department was pushing businesses to have "Lock Boxes" installed to provide keys for access in an emergency. Ronnie Komornick suggested adding the police questionnaire to the zoning packet for businesses. Cindy mentioned that daycare centers are required to provide this information to police. Scott will bring to Village Board making these additional requirements for approvals. Cindy suggested that creating a database of info regarding businesses would be a useful tool for many departments and committees in the Village

Carl mentioned that the only Emergency plan actually documented is for the dam. The police department always operates under "General Orders" and has the ability to call

in any necessary personal to handle emergency situations. Although no formalized plans exist, most situations are handled routinely in the same manner. Use of the ICS system is the best system. Alex Reese complimented Carl on the actions taken during the collapse. He questioned Carl if he felt they had the necessary resources to handle the situation or were any hazardous materials involved. Carl answered that he was satisfied with the response and the only hazardous material was possible asbestos. Rob Alfonso talked about evaluating emergency situations and creating a guideline to insure we have what is necessary to deal with any emergency. As the Village looks to increase the height of newly developed properties it will be a necessity for developers to know that we can properly handle all emergencies.

Scott talked about the Village Board's resolve to have a resident registry. Carl mentioned that in 2009 the police department created a senior citizen's registry to check on seniors during severe weather and power outages. Cindy inquired if it was required that businesses with a large number of occupants that need to evacuate for any reason, have a plan in place with the police. Carl responded that the only facility required to do so is a school because it is a state law. Police could be called upon to help or would help businesses to develop a plan.

Item: Study Presentations

Comprehensive Master Plan: Cindy Latino

Cindy handed out summaries of the Comprehensive Plan that was adopted by the Village in 2001. The key to the plan is the vision statement. This should be the guideline for all projects in the Village. The Comprehensive plan looked at the current (1999) conditions of the Village and developed action plans for growth in the areas of land use, environmental, transportation and community facilities. Many of the action plans are issues currently being discussed and some have been accomplished.

Elan/Zoning Plan: Mike Kocan

Postponed to next meeting. Mike gave a brief description but will elaborate next month.

West Main Street Revitalization Plan: Rob Alfonso

Rob highlighted the impact of the upcoming zoning changes in the Village, in particular the return to street level commercial and upper level residential. The plan reflects the recommendations outlined in the Comprehensive Master plan. We currently have several developers looking at properties and they are interested in redeveloping pockets along the Main Street corridor. Dutchess County has expressed an interest in partnering with the Village to increase awareness of development opportunities. The Village is looking at other projects that these developers have completed in other municipalities, Example *Streetworks* in Quincy, Mass. There is a strong commitment to preserve the character of the Village while allowing a greater density level of development.

Alex Reese raised concerns about current conditions. There are few owners but they own multiple properties. There seems to be a lack of effort by these owners not only to maintain property but to lease space. Rob remarked that the Village is aware of this and is addressing this concern.

Parks and Recreation: Sandy Vacchio

Sandy highlighted the plan which evaluates current conditions of our parks and the lake. Although the plan has not yet been adopted by the Village Board, many of the recommendations have been implemented. Many of the goals and action plans refer back to the Comprehensive Master plan. Recreational opportunities in the Village could increase the tourism attraction of the area.

Upkeep and preservation of the Wappingers Lake is an intrinsic part of the plan. Efforts are being made to address the impact of up creek development on the Lake. A current filtration project behind Southern Dutchess News features using natural vegetation to filter runoff from Route 9 that empties into the Lake. The project also created a green space that can be accessed by community.

Local Waterfront Revitalization Plan: Matt Alexander

Complete discussion postponed to next meeting. Upkeep and preservation of the Wappingers Lake is an intrinsic part of the plan. Efforts are being made to address the impact of up creek development on the Lake. A current filtration project behind Southern Dutchess News features using natural vegetation to filter runoff from Route 9 that empties into the Lake. The project also created a green space that can be accessed by community.

Item: Façade Program Update

Scott reported that the County continues to be very interested in developing a façade grant program based on the WFBPA program of the early 90's. Peg O'Leary brought copies of the original grant program. Don Swartz's renderings from the original program are in the Village Hall (Mayor's Office). Scott will set up a meeting with Ron Hicks to pursue this. We will push to be the pilot program and ask for additional concessions since WFBPA is supplying majority of info to startup a countywide program.

Item: WFBPA Update/ Joint Meeting with Planning Board

Kathy Rutledge reported that the WFBPA had a very successful luncheon @ Zion Church on March 16th. Representative from Sen. Terry Gipson's office attended. They indicated Senator Gipson is very interested in working with the Village and will be in our area in the early spring.

The Association also met with the Village Planning Board to discuss the survey the Association had conducted along with recommendations. The meeting was very productive even though only a third of the report had been discussed. A large topic of conversation was the development of a handbook to walk interested businesses/developers through the planning process. The handbook would feature information about Village government, historical info, as well as general information about the Village. New businesses/developers would be directed to the WFBPA for information and recommendations on professional services and potential mentors. Alex Reese suggested that these were great ideas but would be better if included on the Village website. He further suggested creating a link to EDC and to post information for interested parties, in particular a contact. Scott will speak with Craig Roberts who maintains the Village site to create a page for Economic Development.

Kathy put forth some additional ideas that had been generated at the WFBPA/Planning Board meeting. This led to some side issues that were discussed:

- 1.) Mike Kocan – Creating a marketing image of the Village. Suggestions from all included the Mesier Park gazebo and the Bridge over the Falls. Ronnie talked about a project that she is working on with John Regan that came as a result of the joint meeting. They met with Harry Terbush and Jack Fedigan to put lights on the Falls. It's looking very promising.
- 2.) Rob talked about having sketches made of what the Village could look like.
- 3.) Alex talked about the need to identify our waterfront properties and means of developing access opportunities to observe the falls and gorge. We need to follow through on "Fallsview Park".
- 4.) Development at the Bleachery
- 5.) Opportunities to enjoy outside lifestyle, kayaking, canoes, etc.
- 6.) Opening up of the Greenway Trail through the Bleachery – there are some Homeland Security issues to be addressed

Item: Bleachery Remediation

Scott addressed the importance of pushing to get the remaining cleanup of the Bleachery accomplished. Discussion ensued about potential development in the area. Kristen and Alex will work to develop a letter that can be sent to advocate for the conclusion of the cleanup

Item: Budget for 2013 for WFEDC

Scott will submit a request for funding in the 2013-2014 Village budget.

New Items:

Alex suggested exploring expanding incubatory space at Market Street Properties. Is there potential funding available? Discussion followed regarding the NYS Empire Zones and the possibility of being absorbed into the current one

Sandy Vacchio mentioned that Sen. Terry Gipson was coming for a tour of the Mesier Homestead. He also seemed very interested in the development of the Wappingers Lake.

Meeting adjourned

Next Meeting: April 25th @ 7:30 PM - Legion Hall

Respectfully submitted:
Cindy Latino