



Minutes

BOA Steering Committee #7/ EPA Task Force Meeting
January 21, 2025, 4:00–6:00 pm
Heritage Center, 123 Grand St.

Attendees:

- Steven Gross
- Jason Morris
- Kristine Young
- Lisa Silverstone
- William Barham – joined 5:30
- Ali Church
- Susan Landfried, DOS
- Lisa Nagle, EDR
- Laura Lourenco, EDR

4:00

Welcome

Project Updates

- **Schedule** – Q1 public survey and working on draft, aim to submit draft end of Q2 for designation to the NYS Secretary of State. 4-6 months for designation. Implementation from 2026.
- Q3 2024 Outreach & Meetings
 - **November 14 Outreach Day**- 2 sessions, 2 hours each, with a livestreamed presentation. Lots of engagement and comments. Good discussion and questions during presentations. Helpful feedback. Support for various recommendations – will know more and have a full summary after we combine the responses with the survey data.
 - We had a mix of ages, tenures, interests, leaders, residents in the room.
 - Would have liked to see more descendants and black community members, though had some targeted outreach (next slide), please help us promote the survey when it comes out (Feb) to broader community
 - **Other meetings / outreach**
 - Also went to the following meetings to discuss the recommendations. Key points are noted on the slide.

- City Council recommendation to relocate “Clinton Square” to the waterfront – referring to the DeWitt Statue. Can incorporated into recommendations accordingly.
- City also meeting with Christian Ministerial Group Feb 1 to discuss recommendations

Other Meetings / Outreach

Mailing list monthly update (160 contacts)	Dec, Jan
Descendents Group / Community Indemnification Cmte meeting	Oct.24 EDR, City
<ul style="list-style-type: none"> • Descendent involvement in redevelopment decisions for urban renewal land • City hold redevelopment until BOA/community planning process complete 	
SC member drop-in work session (opt)	Oct. 24 EDR, City
<ul style="list-style-type: none"> • Reviewed added new economic development recs; discussed arts, waterfront, infrastructure recs 	
Public Arts and Culture Group meeting	Dec. City
<ul style="list-style-type: none"> • comprehensive urban renewal physical acknowledgement 	
Informational call with representative of BOA property owners	Dec. EDR, MRB, HRP
<ul style="list-style-type: none"> • Gatsik, DiBrizzi, Cosimo's (strategic & brownfield sites). Discussion on BOA program. 	
City Council Work Session – presentation of draft recommendations	Jan. 9 EDR, City
<ul style="list-style-type: none"> • Notes shared with SC – feedback included discussion on and support for several recommendations • New ideas: relocate Clinton Square to waterfront, include a timeline/phased implementation guide (matrix partly addresses) 	

4:20 Recommendations Discussion

- Refined recommendations based on committee and public input
 - Economic recommendations capture SC feedback
- Working Session:
 - Committee provide input on partners and champions for each recommendations – EDR will continue working on, will share draft again, another working session is also possible
 - Notes in the slides:

Recommendation – working draft of partners – filled in with committee during the meeting:	Potential Partners	Champion	Phase	Term short, med. long, ongoing
Land Use				
1a	Establish a Community Working Group to lead the effort, that includes urban renewal descendants.	Community Indemnification Committee (CIC), Property Owners, Residents (e.g. Varick, Bourne),	City Council	1

1b-e		community working group	Community Working Group (CWG)	1	
2a	Ensure descendent involvement in redevelopment of urban renewal lands going forward		City Council	1	
2b	Continue to partner with religious institutions for community development in the Hillside neighborhood	Christian Ministerial Fellowship		1	
3	Partner with SUNY Orange (OCCC) to better integrate the campus into the community	City	SUNY Orange	1	
3a	Create safe and inviting physical connections to the surrounding neighborhood	City	SUNY Orange	1	
3b	Identify complementary programs that support local community development (e.g., workforce training, childcare, increased local enrollment)	City	SUNY Orange	1	
6	Leverage publicly owned parcels and rights-of-way (56% of BOA) including vacant land (49.2 acres) to direct development that is in line with the community's vision.	County, State, DOT, City Departments, Community Working Group, Newburgh Land Bank		1	short-term

Economic Development			
<p>Identify sites that maximize economic development opportunities</p> <p>Using input from the BOA nomination study and the Hillside Master Plan, identify sites for commercial redevelopment and market-rate real estate that will maximize community returns, for example, through increased local jobs, an increased tax base to support local services and affordable residential taxes, and/or increased tourism and visitation to local businesses.</p>	<p>SEDAC Orange County ED, IDA, Partnership, Tourism Realtors, Developers</p>	<p>CWG</p>	
<p>Expand local tourism opportunities through the redevelopment of the Hillside</p> <p>Incorporate uses, attractions, connections, and views that will expand waterfront tourism and draw visitors into the Hillside district and downtown; build on existing businesses (e.g., restaurants), assets (e.g., local artists, architecture), partnerships (e.g., Orange Co Tourism) and planned projects (e.g., Newburgh Landing).</p>	<p>OC Arts Council SEDAC Orange County ED, IDA, Partnership, Tourism Realtors, Developers,</p>		
<p>Identify vocational training and workforce development opportunities</p> <p>Work with local educational institutions and non-profit and industry partners on workforce development programs for jobs in the short-term (e.g., brownfield clean-up, historic preservation, construction) and long-term (e.g., healthcare, social assistance, hospitality, and food services, trades, and administrative sectors).</p>	<p>NFA trades center - NECSD SUNY Orange County Workforce Investment Board, County Employment & training Administration NYS DOL Youth Build, Unions - Labor Local 17 Best Resource</p>	<p>SUNY Orange</p>	
<p>As the Hillside is redeveloped, integrate small scale retail to support new growth</p>	<p>OC Chamber of Commerce, Downtown District Alliance</p>	<p>DDA?</p>	<p>3</p>
Natural Resources and Environmental Features			
<p>Assess and remediate invasive species (e.g., along the west side of Water Street)</p>	<p>EJ Fellows, CAC, Scenic Hudson, River Keeper</p>	<p>CAC</p>	
<p>Consider infrastructure/design upgrades to marinas and docks given sea level rise, storm surge, king tides</p>	<p>DEC, Riverfront Marina, City</p>	<p>City</p>	<p>2</p>
<p>Identify important viewsheds and incorporate preservation of visual resources into Hillside Master Plan</p>	<p>CWG</p>	<p>CWG</p>	<p>1</p>
Historic and Archaeological Significant Areas			

<p>Recognize the history and heritage of urban renewal as part of the Hillside redevelopment</p>	<p>Community Indemnification Commitee, CWG, OC Council of the Arts, Oral History Project SC, Newburgh Arts and Cultural Commission, Black History Committee of the Hudson Valley, City Historian, NAACP</p>		
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Parks and Open Space

26	<p>Expand and augment a wide variety of parks and open spaces within the Hillside and along the waterfront.</p>	<p>Greater Newburgh Parks Conservancy (<i>runs EJ Fellows</i>)</p>	<p>Planning/Engineering (City)</p>	
26a	<p>Restore neighborhood parks, courtyards, squares, pocket parks, gardens, and other public spaces into the Hillside Master Plan.</p>	<p>Our Core, Residents, CWG</p>		
26b	<p>Improve public access to the waterfront, including by (1) connecting to the new deepwater Newburgh Landing Dock (2) evaluating Unico Park for enhancements (3) enhancing public boat launch infrastructure, and (4) utilizing rights of way to increase direct public access to the shoreline.</p>	<p>City, DEC,</p>		
27	<p>Expand indoor and outdoor active recreational facilities in the BOA study area</p>	<p>Boys and Girls Club, Newburgh Armory Unity Center, Youth and Adult Leagues, Rowing Club, City Rec Dept.</p>	<p>City Recreation Department</p>	
29	<p>Explore opportunities for new trail connections and sidewalk improvements</p>	<p>River Keepers, Scenic Hudson, Regional Connector, OC Planning</p>		
31	<p>Incorporate public art installations and an Art corridor for enjoyment by residents and visitors</p>	<p>OC Arts Council, NACC, SUNY Orange, Boys and Girls, NECSO, NFA</p>	<p>NACC</p>	

Transportation

32	<p>Prepare a Hillside BOA Bicycle/Pedestrian Connectivity Master Plan To enhance connections between the waterfront and downtown core</p>	<p>TAC, Regional Connector, Orange County, NYS DOT, City</p>	<p>TAC</p>	<p>2</p>
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33	Incorporate the Waterfront in redevelopment planning to ensure the Port and waterfront operate as an attractive and functional gateway to the city.	Ferry NY Waterway (MTA), NYS DOS, NYS OGS, Riverfront Marina, Property owners, Newburgh Waterways Center (3 rowing clubs and Coast Guard auxiliary), Private Boat / Charter operators, Steelways,	City	
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5:15

Strategic Sites

- Selected as sites whose redevelopment could serve as a catalyst for area-wide change
- Ten were selected by the committee based on a variety of factors
- Each Strategic site is profiled in the BOA nomination study – see slides for an example of a Strategic Sites profile (quickfacts profile on right, and narrative profile on the left).
- Have had a lot of discussion on the central hillside sites. Would like to take time today to discuss the peripheral ‘gateway’ sites we have not discussed as much. These are strategic sites 1,2,3, 9 and 10 (numbering may change)
- Would like to hear how SC envisions the future of the sites in terms of future uses, next steps, goals
- Caveat that some are privately owned, but this provide some guidance on what the community would like to see (or not)
- Report will include ideas for general use category (e.g. commercial, neighborhood residential) as opposed to specific uses (e.g. bakery, salon)
- Working session Notes on slides:

No.	Site	Notes	Potential Future Use	Owner	Zoning	Current Use
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10	<p>15 parcel cluster at Johnston and Broadway: 132,136,138,140, 142,144,146 Broadway 6, 8, 14 Lander 6, 10, 12,14,16 Johnston St. 1.10 acres</p>	<p>Sites not demolished properly. Potential foundation and dry cleaner site cleanup.</p> <p>Parcels for this neighborhood – 10 min neighborhood</p> <p>Originally considered for public safety building site, depends on the Master Plan</p> <p>(e.g. residential above City Hall Pelham, city as tenant)</p> <p>Also Gateway point – design as a feature – human scale is key, for walkability</p>	<p>Neighborhood Retail</p> <p>Mixed-Use</p> <p>Some larger scale retail (e.g. grocery store)</p> <p>Potentially public services /city buildings, but always mixed-use</p>	<p>City of Newburgh</p> <p>*Except <u>16 Johnston</u> – Private (Cappelletti)</p>	<p>Broadway Corridor (parcels fronting Broadway)</p> <p>Downtown Neighborhood (all other parcels)</p> <p>East End Historic Overlay-all</p>	<p>Vacant – Commercial (Broadway)</p> <p>Vacant – residential (Johnston / Lander)</p> <p><u>16 Johnston:</u> Commercial with Shell building</p>
9	<p>1 Lafayette St – 1.44 acres</p>	<p>Near new condo/residential developments. Washington’s Headquarters, Brewery (exclusive agreement for parking with Brewery)</p> <p>Consider (Foundry) views in redevelopment</p>	<p>Shared / public parking</p> <p>Housing</p> <p>Mixed-use</p> <p>Parking and Housing (serve local parcels)</p>	<p>Palisades Interstate Park Commission</p>	<p>Downtown Neighborhood</p> <p>East End Historic Overlay – Northern half</p>	<p>Vacant (informal parking)</p>

3	180 Water Street – 0.6 acres on water side		Park (designated as a park)	Public – City of Newburgh	Park Waterfront Protection Overlay (partial flood hazard area)	“Vacant”
9	1 Lafayette St – 1.44 acres	Near new condo/residential developments. Washington’s Headquarters, Brewery (exclusive agreement for parking with Brewery) Consider (Foundry) views in redevelopment	Shared / public parking Housing Mixed-use Parking and Housing (serve local parcels)	Palisades Interstate Park Commission	Downtown Neighborhood East End Historic Overlay – Northern half	Vacant (informal parking)
3	180 Water Street – 0.6 acres on water side			Public – City of Newburgh	Park Waterfront Protection Overlay (partial flood hazard area)	“Vacant”
2	215 Water Street – 0.98 acres	NOTES Stream / spring that daylights on this parcel (groundwater)	Future Use Greenspace around the spring? Similar to Strategic Site 1 / adjacent Water St character	Public	Residential Low Density	Vacant - Residential

Next Steps

- Community Survey
- Site Profiles
- Draft Study

5:30

Public Comment

- Water St - Strategic Site #1 – need development on water st that will help slow the traffic, and add safe pedestrian crossings and waterfront connections e.g. tunnels
- Question about expediting process so in earlier and can take advantage of 2025 grant season –
 - are planning on getting in ahead of CFAs, but designation process is typically 4-6 months, may be able to start some implementation sooner.
- Request to share strategic site profiles with those site owners – yes, draft would be public
- Could public give input on partners – can share comments, yes. Implementation table will be intentionally general (not always naming specific businesses/groups but rather categories of groups) to keep it relevant and inclusive in the long term (e.g. “youth sports clubs” rather than “Acme Baseball league”)

5:45 - Adjourn