

# Steering Committee Meeting #4

## MINUTES

MARCH 30, 2015

9:00-11:30 AM

VANDERBILT HOUSE

<b>MEETING CALLED BY</b>	Rob Holzman
<b>ATTENDEES</b>	See attached list

### Agenda topics

<b>DISCUSSION</b>	Housekeeping & Updates
<p>Rob Holzman reviewed the work to date with an update regarding the Focus Group and Open House. Rob noted that the general sense from the meetings was a sense of optimism. Tom Paino indicated the while the meetings may have brought a sense of optimism, he is concerned about the challenges ahead.</p> <p>Sally Baker noted that thank you notes were emailed to the participants of the Focus Group meetings.</p> <p>Sally Baker recommended that we develop a banner or flags that show support for the Philmont Waterfront District. She indicated the banners or flags could be out in front of houses and businesses. The Committee thought this was a good idea.</p> <p>Sally Baker suggested that we create a poster that can be put up in local businesses indicating progress as we move forward. The Committee also thought this to be a good idea.</p> <p>Sally Baker indicated that the David Ashton at the Department of State referenced our Public Outreach Plan to be "pretty generic and vanilla". Rob Holzman agreed that the initial concept when developed prior to the actual beginning of the project was intended to set a framework for outreach consistent with the budget. Rob further explained that the planning process is very organic that unfolds as the plan is developed. With that, Rob and Lisa Nagle noted that we have discussed public outreach at all meetings and at every meeting we continue to modify and tweak the outreach as we move forward. The discussion also revealed several additional measures that the Committee will be undertaking; these additional efforts generally involve using the boards from the open house to be displayed at various venues, including:</p> <ul style="list-style-type: none"><li>• Fire Department Pancake breakfast (2<sup>nd</sup> Sunday in May)</li><li>• Farmers' Market</li><li>• Community Center</li><li>• Outside Post Office</li><li>• Rod &amp; Gun Club</li><li>• Community Day Garage Sale</li><li>• Walkway between the Family Dollar and Cumberland Farms (develop a series of about five statements that people can vote on using dots)</li></ul> <p>Committee discussion was had regarding adding new Committee members. This was a response to the possibility of Mark Rowntree joining the Committee (Mark was a participant at the Open House and expressed interest in getting more involved in the community). All Committee members agreed that we should not bring in new members, but also recognized that all Committee meetings are always open to the public. It was noted by Jean Giblette that bringing in new members at any point in the process could disrupt the group dynamics and take the work back to topics after group decisions have been made. Further, Jean noted that this is a temporary group and that sub-committees will likely result as part of the work. If these subcommittees form, then perhaps new members can be invited to participate on one of them.</p>	

<b>DISCUSSION</b>	Big Issues & Topics Identification
<p>Rob Holzman introduced the discussion of big issues that will need to be addressed through this project. The intent was not to solve these issues, but simply to introduce them with some brief commentary. Some of these issues will become agenda items for future meetings to have a specific discussion and resolution. The following topics were identified:</p> <ul style="list-style-type: none"><li>• Unscrupulous developers</li><li>• Nepotism</li><li>• Need to be very careful to avoid issue like Summit Heights development</li><li>• Internal pessimism in the eyes of outside developers</li><li>• How to cultivate the idea that Philmont has something valuable</li><li>• Highlighting the strengths of Philmont to the outside world</li></ul>	

## Village of Philmont – Summit Reservoir Area Revitalization Plan

- Representing the true populous
- Developing a plan that is not overwhelming to the community
- Enhancing attractiveness to attract businesses into Philmont – need to concentrate on the basics (the “attractants”)
- Establishing Philmont as a destination
- Harlem Valley Rail Trail
- Bus garage location
- Creating connections for what is here and bringing people to the water
- Housing crisis – substandard conditions, need increased home-ownership, need housing committee
- Address differences between ‘gentrification’ and ‘revitalization’
- Pinehaven Senior Housing – what does it mean in terms of Philmont’s economy

DISCUSSION	Vision Statement Exercise
<p>Committee members came to the meeting with draft vision statements based on the community input (1<sup>st</sup> meeting, Focus Groups, Open house). Committee members were asked to break down their statements into individual sentences recorded on a Post It note and placed on a whiteboard. All members then read each sentence and selected the ones that they liked the most, posting them on a separate white board. This ‘shortlist’ of sentences will be the basis for the Vision Statement. Rob Holzman will develop a draft based on these sentences. Committee members were encouraged to do the same. The next Committee meeting will involve development of the Vision Statement.</p>	
<p><u>Phrases selected</u>            Discover, reveal, preserve and enhance the value of Philmont.            The Philmont Waterfront District will be a model of resilience and restoration expressed through its collaborative, diverse culture and layers of complex history revealed.            The Making of the Philmont Waterfront returns the area as a natural beauty catalyst for the re-use potential of historic mills and the strengthening of the existing Mill District.            Tie together all of the natural resources and showcase them.            Connecting the attractions of Philmont by opening the doors of our historic and natural resources.            The Philmont Waterfront District will build on its assets to become an economic driver through its historical layers and natural beauty revealed to reflect Philmont’s uniqueness.            The past has led the way to our future by allowing us to see what was and still is the crown jewel of Philmont.            Emergence. Reappearance. Revelation.            Conserving our past to revitalize our future.            Projects/development _____ combine usefulness/practicality/economic value with beauty/aesthetics.</p>	
<p><u>Phrases not selected</u>            It will be a magnetic recreational destination surrounded by protected natural areas.            It will allure residents, shoppers and visitors to socialize, shop and linger in a safe, pedestrian-friendly, attractive environment.            It will encourage people to establish a home and sense of community in stable and diverse neighborhoods.            It will be a place where people work and invest in a manner that provides a range of employment and economic opportunities.            Opening the past with an eye on the future.            Identifying qualities which attract people to Philmont.            Broaden the community base of support.            Identify factors which exhibit community/economic development.            Awareness of the range of skills, life experience among the residents of Philmont.            People assets paralleled with physical assets.</p>	

DISCUSSION	Wrap Up
<p>Rob Holzman introduced the schedule for the next 5 Committee meetings. The meetings are intended to take place every two weeks in order to develop and maintain momentum going into the plan making stages. The Committee agreed to this approach. See attached sheet for a summary of proposed agenda items and meeting dates.</p>	



Proposed Agenda	
<b>March 30</b> Location: Vanderbuilt	<ul style="list-style-type: none"> <li>• Review work accomplished to date</li> <li>• Discuss adding new Committee member (Mark)</li> <li>• Identify big issues/topics from 1<sup>st</sup> meeting, focus groups, &amp; open house for later discussion</li> <li>• Start Vision Statement development (group exercise; will require coming in with draft statement)</li> <li>• Next steps</li> </ul>
<b>Meeting 2</b> April 13	<ul style="list-style-type: none"> <li>• Review revised vision statement</li> <li>• Develop goals based on topic areas (Neighborhood Development, Economic &amp; Business Development, Environment &amp; Recreation, etc.)</li> </ul>
<b>Meeting 3</b> April 27	<ul style="list-style-type: none"> <li>• Review revised goals</li> <li>• Concept plan development (w/Elan landscape architects)</li> <li>• Identify recommendations and projects for goals (begin w/first 2)</li> </ul>
<b>Meeting 4</b> May 11	<ul style="list-style-type: none"> <li>• Review draft Concept Plan</li> <li>• Identify recommendations and projects for goals (next 3 topic areas)</li> <li>• <b>Big Issue discussion</b></li> </ul>
<b>Meeting 5</b> May 25	<ul style="list-style-type: none"> <li>• <b>Big Issue discussion</b></li> </ul>

**Notes:**

- The agenda topics outlined above are intended to give us a sense of direction for the process. We can certainly amend these topics as necessary from meeting to meeting.
- Each meeting will require Committee members to come with some work already completed and be ready for sharing their input. I will prepare hand-outs to help structure and organize recording of thoughts and ideas.
- Meetings will be highly interactive involving a “post-it note” process
- I’m proposing that for the next five meetings we meet every two weeks in order to develop and maintain momentum. By the end of Meeting 5, I hope that we have established a sense of team work and commitment to moving forward. We’ll have more meetings after this, but I hope for them to be more about advancing and refining/adding recommendations as we learn more.

# Philmont Waterfront District

## Big Issue Worksheet

March 2015



In the space provided below, think about some "Big Issues" that we will need to address through this process. Review the notes from our first meeting, the Focus Group meetings, and the Open House. Incorporate some of your own insights that are not reflected in the meeting notes. Below are some categories that might help you organize and/or stimulate some thoughts.

### Political:

1. Need for Mayor, Village Trustees, and Village Departments serving the community to engage in the planning process and demonstrate leadership roles in the project.
2. Need for the Village Govt' to fully understand the differences between "gentrification" and "revitalization."
3. Need for Village Govt' to fully understand local government role in a collaborative process involving public/private investment funding aimed at ongoing community revitalization and the Making of the Philmont Waterfront.
4. Need for community leaders and businesses to feel collaboration with and by the Village Govt' and Village Departments in the process of developing a Nomination Plan to take to implementation.
5. Leadership provided by local gov't and Village Departments to assist with the HVRT coming into Philmont including elected officials being knowledgeable about the economic benefits the HVRT has produced in similar communities to Philmont, i.e. Millerton.
6. Need for community awareness, starting at the top with local gov't leadership, that the Summit Reservoir is an existing Conservation Area which has not received sufficient protection over the years.
7. Need for local gov't and Village Departments to fully understand the Project Description states "The area includes the Summit Reservoir, a 21 acre, publicly owned body of water, a critical public amenity, and as such a center catalyst for the area as a natural resource.
8. Unwillingness of gov't departments to collaborate.
9. Lack of understanding by local gov't departments, including the Planning Board, and Building Department, that revitalization planning involves a collaborative process with existing private property owners in the study area to encourage revitalization investment into the community.
10. Incapacity of existing Building Department to engage in an implementation stage. Building Department is already overloaded with regular BI and Code Enforcement duties carried out on two half days (9am-1pm.)
11. Incapacity of Village Office staff for implementation stage.

### Physical:

Environmental impact of Johnston Bus Company on surrounding wetlands.  
 Universal access to waterfront.  
 Park areas connecting to waterfront.

### Ideological:

Fear in some sectors of the community concerning "gentrification" partly due to a lack of knowledge of the differences in planning for revitalization which can include a goal for community diversity – i.e. Richardson Hall assisted living, Working Families affordable housing, and can avoid the "boom & bust" often experienced by privately spurred "gentrification."

### Other:

Need for the Executive Steering Committee to live sleep and breath the Project Description:  
 "The primary community revitalization objectives to be achieved by this project include: creating a community based informed revitalization blue-print for the

area to include a thorough and in-depth analysis of existing conditions in the area, an economic trends analysis, a plan for the reuse potential for properties located in the area with an emphasis on the identification and reuse potential of strategic brownfield sites as catalysts for revitalization. Anticipated community benefits resulting from this project include the reversal of the cycle of disinvestment and decay currently experienced in the area by creating a plan for a livable neighborhood which will assist with the attraction of future investments aimed at new uses such as housing stock restoration, retail, commercial and public amenities such as the restoration of Summit Reservoir and lake-side parks to improve the quality of life and economic development for the community.”

# Philmont Waterfront District

## Vision Statement Worksheet

March 2015

1. Review the ideas and words given to us by the community. Reflect on your own ideas about the future of the study area. How do your thoughts and words match up with the community's?

### Words from our first meeting and Open House:

Philmont started there

Unique engineering miracle

Sadly degraded over the years

**Wonderful wildlife/fauna**

Serene

Magical

Village destination

Romantic

Magnetic Recreation

**Underutilized**

Mysterious

**Under-protected**

Layers, complex

Historical Forgotten

Alluring

Power center (energy/magnetic attraction)

Active

**Model of resilience and restoration**

Vital part of the community

**Economic driver**

**Protected** (it didn't fill again)

Still a haven for wildlife

Reflection of Philmont's uniqueness

**Multi-use**

**Promote that this is manmade and beautiful Heritage signage (expression of the history of the place for people to understand)**

Historical uniqueness revealed

**Collaboration needed**

Money

People don't realize history of the area (especially renters)

The vision from the past is still possible today (duplicate what we did in the 19th century)

**Natural beauty**

**Recreation**

Collaboration

Culture

**Diversity**

### Where do you see the common themes emerging with your thoughts and words?

I see no mention of the waterfront being situated within 4 zoning districts including:

Mill District I

Mill District II

General Business

Conservation District

The Village Govt' have recently posted the Zoning Code to accompany the Zoning Map to be found on the Village web site. Several mentions in the Zoning Code are made to the 2003 Comp Plan which served as the Pre-liminary Nomination Plan for the BOA Step 2. application.

# Philmont Waterfront District

## Vision Statement Worksheet

March 2015



**1. Review the ideas and words given to us by the community. Reflect on your own ideas about the future of the study area. How do your thoughts and words match up with the community's?**

### Words from our first meeting and Open House:

Philmont started there	Economic driver
Unique engineering miracle	Protected (it didn't fill again)
Sadly degraded over the years	Still a haven for wildlife
Wonderful wildlife/fauna	Reflection of Philmont's uniqueness
Serene	Multi-use
Magical	Promote that this is manmade and beautiful
Village destination	Heritage signage (expression of the history of the place for people to understand)
Romantic	Historical uniqueness revealed
Magnetic	Collaboration needed
Recreation	Money
Underutilized	People don't realize history of the area (especially renters)
Mysterious	The vision from the past is still possible today (duplicate what we did in the 19th century)
Under-protected	Natural beauty
Layers, complex	Recreation
Historical	Collaboration
Forgotten	Culture
Alluring	Diversity
Power center (energy/magnetic attraction)	
Active	
Model of resilience and restoration	
Vital part of the community	

**Where do you see the common themes emerging with your thoughts and words?**

# Vision Statement Worksheet

March 2015

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**2. Imagine the study area the way you would like it to be. Write out your ideas. Don't worry about how they sound. This is an individual brainstorming exercise - get everything you're thinking out on paper without judging it. When we come together as a group we can start to clarify and focus. Use some of the questions below to help stimulate your thinking:**

- What does the study area look like physically? What kind of buildings are there? What kind of public spaces? Is it safe to walk around during the day and at night?
- What kind of work are people doing in the study area? Who has what kind of jobs? What's the mix of jobs like? Are there different types of jobs in different areas within the study area? Is downtown the place for chance encounters and economic vitality?
- How do people get along with each other in the study area? Do people from different groups communicate and share ideas? Do people come together to make things happen?
- How do decisions get made? Does everyone have an opportunity for input? Is everyone involved in sharing their ideas and solving problems?
- What role does sustainability play in the area? Is the area recognized for its blend of varied uses? Is there a common value for sustainability in the environment, the economy and social values in the study area?
- Where and how do people play within the study area? Are there recreational events and opportunities for people in the community to recreate together? What possibilities are there for young people, old people and everybody in between? Is the waterfront the focal point for people to gather?

**3. Based on everyone's input, writing the Vision Statement will be the next step in the process.**

This is where we will begin to work together at our meeting. It's important that you take the time to think about and record your thoughts before our meeting. Together at the meeting we'll sift through everything the group wrote down and pick out common points to build the Vision Statement.

At the meeting, we'll use Post-It Notes to record your statements and words, then post them on the wall. We'll move the Post-It Notes around, clarify thoughts that express the most important ideas and add compelling phrases or words that get to the heart of what's most important. It will be a very interactive process in which we're all collaborating on the wording of the Vision Statement.

The success of this meeting will depend on everyone coming prepared and with open minds. It should be a fun, collaborative process...hopefully with a little laughter.

Here's an example of how some phrases can come together to develop a Vision Statement:

You may want a neighborhood that has clean streets. You may want people to watch out for each other so that crime is less likely to take place. You may want a neighborhood in which people know each other well enough to be able to solve problems together.

The Vision Statement for the above might then read:

A neighborhood that is friendly, safe, and clean; one in which neighbors know, like, support each other, and work out differences together.

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### Political

### Physical

### Ideological

### Other