This was the first of two preliminary community workshops for the City of Port Jervis Comprehensive Plan and Zoning Code Update project. The goal of this workshop was to start the public discussion about the Comprehensive Plan.

Presentation

After welcoming everyone, Michael Welti (B&L) started the meeting with a presentation that included: an introduction to the project team, an explanation of comprehensive planning and the relationship of zoning to the Comprehensive Plan, and a description of how the Port Jervis Comprehensive Plan and Zoning Code Update will be developed (presentation slides attached).

Issues Identification

At the start of the Comprehensive Plan process, it’s important to collect data and information about the community and to engage the community in a discussion about the issues of concern that should be addressed in the plan. Mr. Welti asked a series of questions to the meeting attendees to begin the conversation about the community’s strengths and their concerns regarding the future.

What do you like about living/working in Port Jervis?

- Well-managed city
- Good policing; well trained for all types of emergencies
- Small town values – people help one another
• Great recreation
  o Trails
  o West Point bike race
  o Soap Box Derby
  o Arts
  o Racing
  o Tourism
• Mom & Pop businesses
• Good building scale
• Walkable
• New brewery coming in
• Good schools – much improvement in recent years
• Service culture – people committed to working for the good of the community
• Hospital
• Downtown renaissance under way; 11 buildings recently sold
• Historic buildings & architecture of value
• Nature close at hand
• Transportation – convenient access to other parts of the region
  o Route 6
  o Route 84
  o Train
• Genealogical hub
• Railroad and Canal history

What problems/concerns should be addressed through the plan?

• Lack of opportunity for youth
  o Esp. not enough winter activities
• Lack of jobs to keep kids in community
• No easy access to downtown
• Need wayfinding signs
  o Parking
• Drugs and associated ills
• Transient population - rentals
• Community college - would be good to have a satellite campus here
• Affordable housing – more home ownership
• Food desert
• Street connectivity – good in portions of the City, but not everywhere
  o In particular for walking/biking
• Safer sidewalks – maintenance of sidewalks
• Bike racks are lacking
• Could use design guidelines
  o Historic districts
• Absentee landlords
  o Limited code enforcement resources
• Lack of jobs
• Low per capita incomes
• Sales tax too high  
  o Competing with New Jersey and Pennsylvania  
• Old infrastructure – costly to maintain and improve  
• School quality – improving but still work to be done  
  o 80% graduation rate  
  o Not ready for 21st century jobs  
  o Lack of school infrastructure improvements  
• Public transportation deficits  
  o Border issues; “you can’t get there from here” (coordination of public transportation across state lines)  
• Overall bad self-image  
  o But a core group is working hard to make improvements  
• Longtime vacant mall (downtown)  
• Rivers not fully utilized as an asset  
• Need hotels & restaurants  
• Annexation would help – add land for economic development  
• Lack of shovel-ready land in the City  
• Build up? (Vertical development) – redevelopment in the City  

Looking at the list above, what are the 3-5 priority issues?

• Safety – both perception and reality – self-perception must also be addressed  
• Absentee landlords  
• Develop our city’s brand  
• Infrastructure  
• Zoning as design tool  
• Outflow of people to Pennsylvania & New Jersey  
• Jobs and Economic Development  

Next Steps

• Issues Identification Workshop #2 – August 10, 2017 (start time: 7:30 PM)  
• Next Committee Meeting: 7:00 PM on Thursday, September 28, 2017  
• Stay in touch:  
  Website: http://www.portjervisny.org/  

Wrap-up and Adjournment

The meeting was completed and adjourned at about 8:30 PM.
Agenda

- Project Team Introduction
- What is a Comprehensive Plan?
- Development of the Plan
- Issues Identification
- Next Steps
Agenda

- Project Team Introduction
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Introduction

- Common Council
  - Kelly Decker, Mayor
  - David Bavoso, Councilman at Large
  - Sarah Hendry, 1st Ward
  - Regis Foster, 1st Ward
  - George Belcher, 2nd Ward
  - Kristin Trovei, 3rd Ward
  - Gina Fitzpatrick, 3rd Ward
  - Stan Siegel, 4th Ward
  - Lisa Randazzo, 4th Ward

- Comprehensive Plan and Zoning Update Committee
  - Cooper Boone
  - David Bavoso
  - David Church
  - David Krantz
  - David Rivera
  - Dominic Cicalese
  - Eric Hipsman
  - John Corso
  - John Faggione
  - Jessica Ridgeway
  - Kelly B. Decker
  - Kristin Trovei
  - Sean Donnelly
  - Stan Siegel
  - Valerie Maginsky
  - William Bavoso
  - Gerald Oney, Advisory
  - Thomas Vicchiariello, Advisory
Introduction

- Barton & Loguidice
  - Michael Welti, AICP, Senior Land Use Planner
  - Chuck Voss, AICP, Senior Land Use Planner
  - Robert Murphy, AICP, Land Use Planner III
  - Katie Crawford, Land Use Planner I
  - Ted Kolankowski, RLA, LEED AP, Managing Landscape Architect
  - Donald Fletcher, PE, Vice President

- Courtney Strong Inc.
  - Patrice Courtney Strong
  - Melissa Herreria

This project is funded, in part, by a grant from the New York State Department of State under Title 11 of the Environmental Protection Fund.

Agenda

- Project Team Introduction
- What is a Comprehensive Plan?
- Development of the Plan
- Issues Identification
- Next Steps
What is a Comprehensive Plan?

The definition of “city comprehensive plan” identifies a document with both an immediate and a long-range view:

“city 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 city.

New York Consolidated Laws, General City Law §28-a (emphasis added)

What is a Comprehensive Plan?

A Comprehensive Plan’s primary role is to:
- Establish the community’s vision for its future;
- Be directional about how to attain this vision; and
- Assign responsibilities for and to prioritize the specific actions that will be taken following completion of the plan.
What is a Comprehensive Plan?

- The Plan provides a venue for identifying:
  - The current state - take stock of the situation
    - What do you cherish?
    - What are your issues/concerns about the future?
  - The desired state - what does the community want to be like in the future
    - What is its vision?
    - How does the community intend to get there?

What is a Comprehensive Plan?

- According to state law, the city comprehensive plan may include a wide range of topics “at the level of detail adapted to the special requirements of the city...”

- Topics such as land use, community character, economic development, transportation, infrastructure, environment, historic and cultural resources, recreation and/or others may be addressed in the Port Jervis Comprehensive Plan.
What is a Comprehensive Plan?

- **Benefits of adopting a Comprehensive Plan**
  - All land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.
  - All plans for capital projects of another governmental agency on land included in this comprehensive plan adopted pursuant to this section shall take such plan into consideration.

- **Updating zoning and subdivision regulations** is one of the most important tools communities in New York State have for ensuring that future growth contributes to achieving the community’s vision and goals described in the Plan.

What is a Comprehensive Plan?

- **Zoning & Regulatory Measures:**
  - Design Guidelines or Standards
  - Innovative Zoning Techniques
  - SEQ R Compliance

- **Potential Non-Regulatory Tools:**
  - Parkland acquisition, open space conservation
  - Brownfield remediation
  - Special districts (BID, SAD, etc.)

- **Capital Budgeting:**
  - Community Facilities and Infrastructure
  - Phasing Strategy
  - Grants and Financing Opportunities

- **Organizational Capacity:**
  - Governmental and Private Sector
  - Regional and Inter-municipal Connections
Agenda

- Project Team Introduction
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Development of the Plan

- Ten steps in preparing a Comprehensive Plan
  1. Plan to Plan ✓
  2. Structure and Schedule the Process ✓
  3. Gather and Analyze Data
  4. Identify Problems, Issues, and Concerns
  5. Develop a "Vision" for the Plan
  6. Develop Plan Goals and Objectives
  7. Generate and Evaluate Plan Alternatives
  8. Select and Develop a Preferred Plan
  9. Adopt the Plan, Set an Implementation Schedule
  10. Monitor for Results and Impact

By: Michael Chandler
From: Planning Commissioners Journal #39, Summer 2000
**Ten steps in preparing a Comprehensive Plan**

1. **Plan to Plan**
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**Existing Planning Documents:**

- **Locally Adopted Documents:**
  - Delaware River Waterfront Revitalization Plan (2009)
  - City of Port Jervis Zoning (Chapter 535)

- **Countywide Documents:**
  - Mid-Hudson Sustainability and Smart Growth Toolkit, 2016
  - Economic Development Strategy, 2015
  - Orange County Greenway Compact, 2013
  - Comprehensive Plan, 2010
  - Orange County Design Manual, 2010
  - Regional Housing Needs Assessment, 2009
  - Open Space Plan, 2004
Development of the Plan

Community Profile

Housing Tenure

- Housing Tenure: Data source: 2010 Comprehensive Community Survey
- Vacant: 316/10%
- Owner Occupied: 1,829/47%
- Renter Occupied: 38,604/28%
- Other: 6,751/63%

**Notes:**

Port Jervis

- Population: 8,774
- 43% of units are owner occupied
- 47% of units are owner occupied
- 10% of units are vacant
- 24% of units are residents
- 52% of units have household
- 18% of units have a household
- Median household income: $36,250
- 46% of units work within the household

Population by Race and Ethnicity

- White: 76%
- Black: 16%
- Asian: 1%
- Other: 8%
Development of the Plan

Community Profile

- Age of Housing Stock
  - Source: 2015-16 American Community Survey
  - **Income as Percent of Income**
    - renters:
      - below 20%
      - below 30%
      - below 50%
    - owners:
      - above 20%
  
- Median Household Income
  - Source: 2000-13 American Community Survey

Development of the Plan

Community Profile

- Median Household Income
  - Source: 2000-13 American Community Survey

Households in Poverty
- Source: 2000-13 American Community Survey
Development of the Plan

- Community Profile

**Labor Force Participation**

<table>
<thead>
<tr>
<th>Year</th>
<th>Port Jervis</th>
<th>Orange County</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>57%</td>
<td>60%</td>
</tr>
<tr>
<td>2005</td>
<td>60%</td>
<td>60%</td>
</tr>
<tr>
<td>2010</td>
<td>38%</td>
<td>49%</td>
</tr>
<tr>
<td>2015</td>
<td>31%</td>
<td>37%</td>
</tr>
</tbody>
</table>

**Employment and Education**

- Less than High School: 57%, 37%
- High School: 56%, 58%
- Associate's Degree: 8%
- Bachelor's Degree+: 7%

Citations: Regional Plan Association and Hudson River Planning Council, November 2010, "Yates County Agenda 2014 Metropolitan Profile."

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Development of the Plan

- Community Profile

**Taxes based on $174,600 Home**

- Port Jervis City Tax: $4,709 / 65%
- County Tax: $1,995 / 30%
- School Tax: $540 / 6%

**Annual Residential Building Permits**

- Buildings: $10,000,000
- Units: $6,000,000
- Value: $10,000,000

Citations: Regional Plan Association and Hudson River Planning Council, November 2010, "Yates County Agenda 2014 Metropolitan Profile."
Development of the Plan

Community Profile

Place of Work & Mode of Travel

<table>
<thead>
<tr>
<th>Top 5 Places of Employment</th>
<th>Percent of Total Workers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Orange County, New York</td>
<td>66.4%</td>
</tr>
<tr>
<td>Pike County, Pennsylvania</td>
<td>10.3%</td>
</tr>
<tr>
<td>New York City, New York</td>
<td>9.6%</td>
</tr>
<tr>
<td>Westchester County, New York</td>
<td>5.5%</td>
</tr>
<tr>
<td>Rockland County, New York</td>
<td>3.2%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mode of Travel to Work</th>
<th>Percent of Total Workers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Driver Alone in a Car, Truck or Van</td>
<td>70.9%</td>
</tr>
<tr>
<td>Carpool in a Car, Truck or Van</td>
<td>10.4%</td>
</tr>
<tr>
<td>Used Public Transportation</td>
<td>1.4%</td>
</tr>
</tbody>
</table>

Average Commute Time: 25 minutes

Issues Identification Workshops ✓
Project Website - Coming Soon!
Visioning Workshop
City-wide Public Meeting
Public Hearings (2)

City Website: http://www.portjervisny.org/
Development of the Plan

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Development of the Plan

- Project Timeline
  - Committee Meetings - Ongoing
  - Community Outreach:
    - Issues Identification Workshops - July/August 2017
    - Visioning Workshop - Fall 2017
    - City-wide Public Meeting - Winter 2018
    - Public Hearings - Spring 2018
  - Adoption of Plan and Zoning by Common Council - Spring/Summer 2018

Vision and Goals
Plan Concepts
Draft Comprehensive Plan and Zoning
Agenda

- Project Team Introduction
- What is a Comprehensive Plan?
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Issues Identification

- What do you like about living/working in Port Jervis?
  - What is working?
  - What should be protected or enhanced?

- What problems/concerns should be addressed through the plan?
  - What can be done to improve life in Port Jervis?
Issues Identification

- **3-5 Priority Issues:**
  - What would we like to accomplish in regard to this issue?
  - What are some of the obstacles to accomplishing this?

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