



Town of Mount Hope  
Comprehensive Plan Update Public Meeting  
Mount Hope Community Center  
Monday, November 27, 2017 - 7:00 p.m.

The following members of the Comprehensive Plan Update Committee (CPUC) were present:

Dominick Cambareri  
Daniel Golebiowski  
Matthew Howell  
Lee Runnalls  
Ike Palmer

Also in attendance were:

Michael Welte (B&L)  
Chad Volpe

Mr. Welte opened the meeting at 7:03 p.m. He welcomed everyone and thanked them for attending the public meeting/public hearing.

Mr. Welte gave a brief background of the plan along with updates and highlights of the plan prior to the slide show presentation.

The presentation ended at 7:45 p.m. Mr. Welte began a question and answer session.

Public Comment:

Mr. Frank Ketcham was the first person to speak. His comments centered on the Old School Community Center being incorporated into the Comprehensive Plan Update. Mr. Ketcham cited what he felt were positive reasons and suggestions for the inclusion of the Old School Community Center in the Master Plan as outlined in the attachment.

Following Mr. Ketcham, Mr. Ken Pinkela spoke. He is also on the Old School Community Center Committee with Mr. Ketcham. He supports what Mr. Ketcham submitted for review and Mr. Ketcham's comments. He sees the old school as an asset to the plan.

The last speaker was Mr. James Smith. He shared his comments on three concerns: Complete Streets, trail networks, and senior housing.

He would like to have Complete Streets incorporated into the plan. Complete Streets are streets for everyone. They are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. Thus they would make for easier living for senior citizens.

Mr. Smith would like to have trails networked such as the Heritage Trail. A network of trails and pathways would allow all individuals no matter what age to access natural places and would preserve open spaces. It would also allow for growth of agricultural tourism and to interact with the natural environment.

His final topic was keeping senior citizens in the community or part of the family longer. He wants to ensure that they have easy access to the necessities of life. He proposes that senior housing or a cluster development would assist in obtaining this goal.

Next Committee Meeting:

The next working meeting of the committee is scheduled for Thursday, December 21, 2017 at 5:00 p.m. at Town Hall.

Adjourned:

There being no further business the meeting adjourned at 8:25 p.m.

Submitted

Frank Ketcham  
212 Homestead Lane  
Otisville NY 10963  
845-239-2825  
Ketch@Frontier.com

Draft Master Plan- Committee  
Public Hearing 11/27/17

Comments to the Master Plan Committee:

Committee Chairman and Committee Members,

I feel that the newly created **Old School Community Center** should be considered to be included in the Master Plan update. Upon review of the Draft Master Plan for the Town of Mount Hope, I would like the Committee to consider the following information.

Page 6.

**"...Encourage Agricultural- Related businesses, craft industries and Eco Tourism/Agritourism"**

The **Old School Community Center Inc (OSCC)** is in the Center of the Village of Otisville and at 33,000 sqft is the largest potential available space in the Town of Mount Hope. Purchased by the Non-Profit Group, Friends of The Otisville School (FOTOS) in May of 2017 it has already become an exciting and exuberant volunteer driven project. Not only is the 3 story brick building primed to be an incubator for all kinds of business, including **Agricultural- Related businesses, craft industries and Eco Tourism/Agritourism**, but the owners purchased the building with the purpose of making it a hub for Community Services and are making every effort to proceed with that Plan.

Page 8.

- **"...Enhance the quality of and access to, the Town's cultural, historical and recreational resources"**

The recently created **Old School Community Center Inc (OSCC)** has an Auditorium with one of the largest available stages in Orange County. The potential to bring Professional and semi Professional, and Introductory Drama, Music, and the Arts has come to Mount Hope. Potential for classes in many of the Arts are already being developed and planned.

The Gymnasium will have a new multi use surface, where sports and events will take place as well as be an area to be used as a rental Hall.

There are Plans to exhibit cultural and Historical items throughout the building as well as have revolving art work that allow Local (Far and Near) Artists to show their talents.

Culturally the nearness to the World Class Fei Tien Schools, Shen Yun, and Dragon Springs opens an unimaginable potential. With more and more new Community residents moving to the area for this, The OSCC, opens an opportunity to allow for our Communities to merge and become friends and neighbors. The OSCC is nestled upon approx 5 acres of property. One of

The largest Paved Parking Area in the Town of Mount Hope. A baseball/Softball/ Utility Field with Dugouts and Bleachers.

Another large Playing Field, a Park Area (with an Area planned for Raised Gardens and Community Supported Agriculture (CSA)). Future Benches, flowers, Gardens, and Walkways.

\*The OSCC Grounds are in between the Village Park and the Town Park and can easily become part of the path connecting the two, as recommended in this report. The OSCC Grounds are mentioned in the Village of Park Plans designed by Consultants and Approved by the Village.

Page 17.

**“...Another important function of this vision would be to further define the two important trail networks that have been identified as opportunities for the Community.**

- **First is the Otisville-Mount Hope Trail Network.**

The recently created OSCC's 101 year old building and grounds lies directly between the Village Park and the Town Park.

The Consultant's Design of the Otisville Veteran's Memorial Park and the Town's \$30,000 "Maser" Report both mention the closeness to each other as being a benefit to the Community.

It will be a natural fit to include the OSCC in the middle of the **Local Trail Network**. The grounds can be used for an exercise path, with Stations to do other exercises, an information center, a parking lot, a pass through, or a shortened loop.

- **“...Next the Extension of the Heritage Trail**

The recently created OSCC is one block from where the Heritage Trail will come thru the Village. It can be a starting/finishing point. An intersection. An Information Center. An Air-Conditioned rest area, or even in the future, a café'.

- **Closeness to the Railroad Station**

The OSCC is within a half mile of the Metro North Railroad. Available Local Taxi service and other pick ups makes the potential of the OSCC even more attractable.

Page 41.

### **Recreation**

The OSCC is poised to be the newest Premier, Recreation location in the Town of Mount Hope.

This historic brick building and grounds have been the center of the Community's recreation since it was built 101 years ago, until 10 years ago, when the MVCSD abandoned it and gave it to the Town of Mount Hope, when the School District built the new Elementary School on Mount Hope Road.

The Town Board at the time had the vision to see this building as the asset that it is. With little money to dedicate to the school, it remained empty while its future was debated. With 3 Public Elections held, the Town of Citizens of the Town of Mount Hope successfully voted to **1. keep the Building, 2. to turn it into a Community Center, and 3. to sell it to the Non- Profit FOTOS. It was written into the deed to be a Community Center and that's what it will be.**

For these reasons I believe and truly hope, that the Master Plan Committee will consider adding the **Old School Community Center (OSCC)** as part of the **2017 Master Plan of the Town of Mount Hope.**

The FOTOS Board of Directors has not officially met since this Public Hearing was scheduled, therefore I don't have an official statement from us, but many of the Board members feel the same as I do and I'm sure many of the volunteers and citizens that have already come out to support us, would expect to see it included...

Page 20. **Groundwater Protection**

**"...Currently Concerned... about a Proposal be the City of Middletown and Orange County to develop a well system on the County owned "Indigot Lands" (Should this be the Indigot Watershed?)**

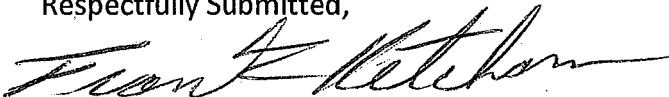
This Proposal has already become a reality. At 1,000,000 gal/day plus, this has a great potential to have a direct affect on Mount Hope. Please update this to be more proactive.

There have been no studies... just hear say. The Town's Engineer's have been hired to protect us. We are an "Interested Party". Have we received any of the past data that has been used to steal this water from us?

Have our County Legislators stepped up for us?

Commission an independent Aquifer Study. Now.

Respectfully Submitted,



Frank Ketcham

Mount Hope Resident

FOTOS/Old School Community Center Board of Directors



Engineers  
 Planners  
 Surveyors  
 Landscape  
 Architects  
 Environmental  
 Scientists

Engineering  
 For Tomorrow's  
 Challenges

*Return to  
 Frank Ketchum*

*Former*  
**Minisink Valley Elementary  
 School**

*Village of Otisville, Orange County, New York*

**Site Evaluation**

*Prepared By:*

**MASER CONSULTING P.A.**

1607 Route 300  
 Suite 101  
 Newburgh, N.Y. 12550  
[www.maserconsulting.com](http://www.maserconsulting.com)

*And*


**VERTICON**  
 LTD

24 Gilbert Street Extension  
 Monroe, N.Y. 10950  
[www.verticon.net](http://www.verticon.net)


January 15, 2010

*This was a \$30,000 report the Town  
 had done.*


## CREATING A RURAL CENTER




With assistance from the Orange County Department of Planning under the direction of Mr. David Church and his staff, we are able to make various observations that, by using good planning practices and successful local case studies, you can evaluate the benefit of the potential adaptive re-use of the former school building. ~~This could add sound and beneficial services to support the local tax base and expand business and recreational activities.~~



The landscape permits a new center for intensifying an emerging pattern of mixed use occupancies. (For example, a re-located Town Hall including possibly Village offices or other civic uses, i.e. senior center, YMCA, various types of mixed use office space or a center for aspiring artists could fit into such a facility.) The center is naturally surrounded by homes and businesses that are suitable for walkable neighborhoods. A conceptual site plan has been prepared to depict some potential site improvements for site access, parking, circulation and screening (see attached Concept Plan). An assumed office use was utilized in preparing the conceptual plan as an office generates higher site demands.



This idea is one of many smart growth planning concepts supported by the Orange County Department of Planning and is adopted around the country. Your community must build a consensus on where to grow and in what capacity. Good planning considers anticipating future growth corridors and areas typically where public utilities are available such as water, sewer, power, drainage, etc.



The subject property is within walking distance to an environmental feature, Veterans Memorial Park comprised of 33.6± acres. This green space and public facility is about 200-250 feet northeast of the school site. The Orange County Department of Planning is currently working on a proposed zoning map for the Village of Otisville (attached is a draft copy). The map provides a visualization of proposed "smart development" in a way that compliments your C-1 central commercial district as well as your 33± acre park land property. The Planning Departments mission, amongst others, is to help the development and proper expansion of quality Committees.



May 7, 2014

***Project Funding for the Town of Mount Hope***

On April 28, 2014 Mr. Victor Cornelius of Endeavor, Inc. visited KC Engineering and Land Surveying, P.C. in Circleville, New York to meet with Mr. Chad Volpe, Town of Mount Hope Supervisor, and representatives from our office.

Mr. Cornelius explained his background in grant writing and his experience in obtaining state and federal funding for municipal projects in the Hudson Valley area. He has been able to secure millions of dollars to help local towns finance projects that include but are not limited to wastewater treatment facility upgrades, sewer collection system upgrades, and construction of new community centers.

Mr. Cornelius reviewed different options that municipalities have when applying for funding.

On April 26, 2014 Governor Cuomo and the U.S Housing and Urban Development (HUD) announced the federal approval of the New York State Disaster Recovery Action Plan to help struggling homeowners and businesses following Superstorm Sandy, Hurricane Irene, and Tropical Storm Lee. "Funded through HUD's Community Development Block Grant Disaster Recovery (CDBG – DR) program, New York State's recovery action plan calls for a combined \$1.7 billion investment in a variety of housing, infrastructure, and business recovery activities".<sup>1</sup> HUD is using federal money to assist with the funding of projects at a 100% match that were caused by major storm events or that can prevent and/or assist during a future major storm event.

The Clean Water State Revolving Fund (CWSRF) is another federal program offering low-cost and low or no interest financing for a wide range of water quality infrastructure projects. CWSRF applications are received by the New York State Environmental Facilities Corporation (EFC).

On a state level, the New York State Consolidated Funding Application (CFA) serves as the single entry point for access to economic development funding. It was created by Governor Cuomo to streamline and expedite the grant application process. By applying through the CFA, many programs and grants can be selected for consideration depending on the type of project.

<sup>1</sup>Governor Cuomo and HUD Announce Approval of New York State's Disaster Recovery Action Plan, April 26, 2013.



The Town of Mount Hope described six projects that can possibly receive funding through state and federal grants:

- 1) Hidden Valley Sanitary and Storm Sewer
- 2) Hidden Valley Bond Reduction
- 3) Park Barn
- 4) Pool Building
- 5) Otisville School
- 6) 4-H Park Facility

1) Hidden Valley Sanitary and Storm Sewer

Storm sewer repairs are necessary at the Hidden Valley Subdivision. Improvement to the storm sewers can provide benefits to the sanitary sewer system by preventing inflow and infiltration. Funding is available for areas that are served by sanitary and storm sewers or that were damaged by past storm events as part of the HUD Disaster Recovery program. The Town of Mount Hope can apply for 100% match funding in an effort to be better prepared for major storm events. Funding can also be awarded to the town as a result of infrastructure hardship that was caused by past storms.

2) Hidden Valley Bond Reduction

The Hidden Valley Wastewater Treatment Facility was upgraded in 2008. The upgrade of the plant is being paid for by the Town of Mount Hope through bonding. The Town may be able to pursue low interest loans at a 50% market interest rate through the Environmental Facilities Corporation (EFC) to pay off the existing bond.


3) Park Barn

The Town of Mount Hope is considering installing bathrooms in the lower level of the barn to provide sanitary facilities for the public without having to cross the entire park. The facilities must be ADA compliant. There are potential funding sources for adding ADA facilities and removing barriers for accessibility.

4) Pool Building

The existing pool building behind the Police Department is the potential site for a youth center. The building is bisected by the Town and Village boundary. Due to its proximity to both the Town and the Village, the building renovations could be funded through community block grants. It would be a strong candidate because of the consolidated services aspect of serving both the municipalities and because of the intended use of the space. This project could also be a candidate of funding through the HUD Disaster Recovery program. Allowing the building to act as an emergency shelter by providing cots and power via a generator, the community center could receive federal funding.

5) Otisville School



The school building could be converted for municipal use and if the renovations include an emergency services center, the project could potentially be funded through the HUD Disaster Recovery program. Funding could also be provided due to the fact that damage to the building was caused by past storm events. There is also a possibility of being granted money through the Monsanto Fund which invests in programs across rural America. It was also recommended by Mr. Cornelius to begin a "Friends of Otisville Elementary School" group on the Town website to begin gaining interest in converting the space into something useful for the Town. The group could eventually be turned into a local development corporation (LDC) in an effort to obtain funding from the government as well as private organizations. This should only be considered if the Town is intending to maintain ownership of the building.

6) 4-H Park Facility

4-H is a youth development organization where attendees engage in hands-on learning activities in the areas of science, citizenship, and healthy living. The organization is looking to relocate to the Town of Mount Hope. 4-H would be established on 63 acres of land that the Town owns and this new facility could possibly receive funding through the United States Department of Agriculture (USDA).