

# VERPLANCK WATERFRONT MASTER PLAN COMMUNITY OUTREACH PROCESS AND PLAN

## A. PUBLIC ENGAGEMENT STRATEGY

### INTRODUCTION

The goal of the community outreach process and plan is to engage the public and garner input from community members, stakeholders, and agencies, to advance the key components of the plan, including the vision statement, needs and opportunities assessment, and the identification of policies, strategies, projects, and actions.

The Town of Cortlandt recognizes that public engagement is a critical component to the success and transparency of the Verplanck Master Plan and of the overall implementation process. As such, over the last twenty-five years, a variety of strategies to promote community participation were utilized in the Town of Cortlandt and Verplanck to encourage and facilitate participation in the Verplanck waterfront planning process by a broad and diverse representation of community residents, including underserved populations, stakeholders, and agencies.

The Verplanck Waterfront Master Plan is proposed to be an update to the 1993 Verplanck Waterfront Plan prepared by the Cavendish Partnership and known as the "Cavendish Plan". This plan update will incorporate the recommendations developed by residents and stakeholders during the numerous public engagement meetings that occurred during and after the development of the Cavendish Plan.

To facilitate the planning process, the Town has formed a new Verplanck Waterfront Master Plan Advisory Committee. The committee is tasked with working with a consultant to review and update the Cavendish Plan by incorporating recommendations developed by residents and stakeholders during the numerous public engagement meetings.

Since extensive public engagement efforts have been ongoing in Verplanck since the early 90s, the initial visioning, development of goals, and identification of needs, opportunities, and critical issues has already occurred. Therefore, the Town proposes to advance the development of the update to the Verplanck Waterfront Master Plan by utilizing the information assembled from the extensive previous and ongoing outreach efforts. To ensure broad community involvement and awareness, the committee will meet throughout the planning process and will conduct a community visioning workshop to discuss the inventory and analysis of existing conditions, identify preliminary issues and opportunities and review previous public input.

This information will be presented and open to public comment at a public engagement event scheduled for January 2015.

The following history and timeline reflects the extensive public engagement efforts related to waterfront planning that have occurred for more than 25 years in Verplanck spearheaded by the Verplanck Resident's Association (VRA) and the Verplanck Waterfront Preservation Committee (VWPC). In 2001, the VWPC and VRA combined to form one organization.

## HISTORY AND TIMELINE OF VERPLANCK WATERFRONT PANNING EFFORTS

1990

- When public access to the Steamboat Dock and beach is threatened, a grass-roots group of local citizens formed the Verplanck Waterfront Preservation Committee and sought the help of others.

1991

- VWPC enlisted the help of Scenic Hudson and Clearwater Environmental Groups.
- Resident James Martin gifts the Town 26 acres of adjacent waterfront property.
- The Cortlandt Town Board votes to protect public access to Steamboat Dock.
- Community Development Block Grant (CDBG) discussions begin.

1992

- Cortlandt Town Board allocated \$100,000 to the Steamboat project.
- The former Hudson River Boat Sales property located at the end of Broadway is acquired by the Town of Cortlandt with the aid of Scenic Hudson.

1993

- Grant from Scenic Hudson Improvement Fund is awarded.
- Cortlandt Hires Cavendish Partnership to study the Verplanck waterfront area.
- VWPC conducts the first of many resident informational forums .
- Cavendish Partnership completes Waterfront Master Plan (Cavendish Plan).

1994

- Town Board dedicates the Town of Cortlandt Shoreline Trail.
- Shoreline stabilization plans submitted to NYSDEC/Army Corps of Engineers and Town Board awards \$50,000 for shoreline stabilization project.
- Steamboat Dock improvement is awarded a \$133,000 grant. RFP for design services for the dock project is conducted. This is critical to saving the dock.

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1995

- Shoreline restoration work takes place.

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- Cavendish engineers the plans for the rehabilitation of the Dock.
- Town Board names the park "Steamboat Riverfront Park".
- Cavendish conducts public informational hearings for the park design.
- A proposed sidewalk entitled "Riverwalk" connecting Steamboat Dock to Kings Ferry road is awarded an ISTEA Grant for \$285,000.

1996

- VWPC organizes the sales of personalized bricks which raise over \$16,000 for benches and lights at Steamboat dock.
- The Waterfront Project is featured at the Association of Towns in NYC.
- The upper parking area is created to the left of the Overlook.
- Plans for construction of a fishing pier begin with NYSDEC.
- Design work begins on the Riverwalk (Verplanck Pedestrian Trail).
- Construction commenced at the Steamboat Dock (September 10, 1996)

1997

- Construction is completed at the Dock and benches and lights are installed utilizing the funds raised from brick sales.
- The Broadway Overlook project consisting of the creation of a pedestrian river-viewing area designed to resemble the bow of a ship with decorative inlays of Hudson River fish species is awarded a \$70,000 CDBG Grant. This project creates a Hudson River view corridor from Verplanck to Stony Point Park and a pedestrian connection to Steamboat Dock.
- The project at Steamboat Riverfront Park is awarded the prestigious "Westchester Planning Federation Award".
- The Steamboat Dock "Re-Dedication Ceremony" is held.

1998

- Design discussions begin for the Overlook Project at the end of Broadway. Planned Budget costs of Overlook are set at \$150,000.
- Engineering consultant hired to review dock settling problem.
- Soil monitoring wells are installed as part of the Federal Brownfields Cleanup at the grassy area in front of the Overlook. Informational meetings open to the public are held on the Overlook, Riverwalk and Brownfields Cleanup.
- First public discussions are held about the possible location of a future gazebo/pavilion.

1999

- NYSDEC completes design for new fishing pier.
- Overlook construction is complete and a grand opening ceremony held.
- Based on public input the Riverwalk plans are revised to show two options – one with a connection to Fifth Street and one with a connection to Kings Ferry Road. Residents

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Public Engagement Strategy

strongly favor the connection to Kings Ferry Road. Decision is made to stick to Kings Ferry Road connection only.

2000

- NYSDEC completes the construction of a new fishing pier.
- Steamboat Dock settlement problem is addressed by Cortlandt Engineering.
- Public Informational meeting is held on final Riverwalk design. Riverview Avenue becomes a "one-way" street from Kings Ferry Road to allow ample space for sidewalk/Riverwalk.
- Brownfields cleanup and monitoring continues with NYSDEC oversight.
- The Riverwalk Project is the recipient of the NYS Waterfront Re-Discovery Award.

2001

- Applied to NYS for grants for the Broadway Streetscape Project.
- Cleanup around clayhole is completed by Town Staff connecting the Riverwalk and for the first time in years, people can appreciate the view.
- TB authorizes the demolition of the dilapidated Campbell house at Steamboat Dock.
- Plans for the construction of a picnic [pavilion](#)/gazebo in place of the former Campbell house on Steamboat dock to be named in memory of Mrs. Marie Pritchard one of the original community organizers of the VWPC.
- Brownfields reclamation project continues with NYSDEC oversight.
- NYS approves the Riverwalk final design (7 years after project start).
- Applied to NYS for Kings Ferry Road Sidewalks from the intersection of Riverview Avenue to the Hendrick Hudson Library to improve pedestrian safety and to link with Riverwalk.

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2002

- Riverwalk (Riverview Avenue sidewalk) from Steamboat Dock to Lake Meahagh construction is complete.
- Broadway Streetscape plan – a multi-phased project to build sidewalks from the River to 16<sup>th</sup> Street and possibly to the Village of Buchanan is funded by a matching grant of \$520,000 ( 1/2 from the State, 1/2 from the Town)
- Kings Ferry Road/Lake Meahagh Sidewalk is awarded a grant through the Transportation Efficiency Act for a total of \$410,000.
- Public meetings are conducted to discuss design ideas for both Broadway Streetscape and King Ferry Road sidewalk projects.
- June 29, 2002 – the Marie Pritchard Pavillion is dedicated to the memory of Mrs. Marie Pritchard who led the fight to preserve Steamboat Dock.

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2003

- Authorization to seek design proposal for Broadway Streetscape. Several resident meetings are held to review different designs proposals for Broadway. Residents reject idea of adding "Boulevard Islands" and instead choose smaller roadway width and more plantings to encourage traffic calming.

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Public Engagement Strategy

- Surveying is authorized for Broadway from River to 16th Street.
- NYSDEC Brownfields monitoring continues at the Overlook.

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2004

- NYSDEC determines that enhanced remediation is needed at Brownfields site near Overlook. Town hires Clough Harbour to oversee the remediation project Remediation of Grassy Area will include a geotextile fabric new soil across the entire site.
- Public forum held with NYSDEC, Town of Cortlandt to review status of brownfields.
- Meeting held with Westchester County discussing CDBG funded improvements at Lake Meahagh Park off Westchester Avenue).
- Cortlandt funds "Welcome to Verplanck" signs are installed in three locations.
- Broadway Streetscape is cut into "Phases". Phase I to be from 5th to 8th streets, Phase II from the River to 5th and Phase III from 8th Street to 16th street.

2005

- Lake Meahagh Park public meetings take place. Residents offer specific visions for improvements at Lake Meahagh Park including basketball court, sailing school, and skateboarding equipment.
- After much public outcry for the need for public bathrooms at Steamboat Park, Cortlandt agrees to install port-o-san at Steamboat Dock
- VRA website is launched. Email list is built.

2006

- Brownfields geo-textile fabric project is begun. Clough Harbour oversees the installation of 2 feet of new soil over the entire site. Town agrees to construction limitations placed on the "great lawn" portion of the site.
- Patriot's Weekend - a Revolutionary War era re-enactment is held in September at Steamboat Park including "The Crossing" a historical re-enactment of the crossing between Verplanck's Point and Stony Point.
- Broadway Streetscape design plans are detailed in a large public informational meeting and TB authorizes the removal of underground storage tanks in the area of 6th & Broadway.
- Volunteers offer input on the Broadway Amenities Plans, including landscaping, lighting, medallion design, crosswalk and stamped concrete.
- Surveying work and design is completed on Kings Ferry Road sidewalk project.
- Lake Meahagh Floodgate is re-designed and re-built to address concerns of flooding and to allow for construction of new sidewalk over top of the floodgate.
- Mr. Martin passes away formalizing the transfer of approximately 21 acres of waterfront property. As per agreement with the Town of Cortlandt residents living in the Martin Mobile Home Park are allowed to stay on site a total of 10 years after Mr. Martin's passing.
- Cortlandt creates a "Martin Staff Committee" to focus on future plans for this 21 acre area.

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Public Engagement Strategy

- Town Board authorizes Engineering analysis of the old Martin brick building.
- VRA launches email distribution list and chooses this format as the main way to communicate with its members.

2007

- NYS Grant provides \$50,000 grant for "historic design" lighting at the Kings Ferry Road sidewalk
- KFR Sidewalk plans are finalized including new benches/railing
- Installation of new "Lake Meahagh" Signs.
- Cleanup of the former Sturgeon Boat Club is completed by Town.
- Construction completed on Kings Ferry Road Sidewalk
- Construction in progress on Broadway Streetscape Phase I from 8<sup>th</sup> Street to 5<sup>th</sup> Street.
- Design discussions continue on Phase II Broadway Streetscape (River to 5th) which will provide pedestrian link the Waterfront to the center of Verplanck
- Bench is installed near the Clayhole along the Riverwalk.
- Enhanced VRA Website is created.

2008

- Historic Street Signs depicting Broadway as part of the Washington Rocheambeau trail are installed in Broadway Phase I
- Installation of duratherm medallion at intersection of 6th & Broadway are completed as part of Streetscape improvements.
- Former Martin property demolition/cleanup continues at sea plane base
- After public input, funding is sought and a plan/design is begun for a new aviation themed playground on the former Seaplane Base.
- \$175,000 grant is awarded to the Town for Landscape Improvements at turtle pond near the former Martin brick house

2009

- Work is begun on updating the 1993 Waterfront Master Plan.
- Design work begins for the \$175,000 landscape grant for near the former Martin house at Steamboat Park.
- Additional cleanup/demolition takes place in areas formerly owned by Mr. Martin.

2010

- Construction of Emergency Services Boat Launch \$75K Grant is completed at the easterly end of the Park.
- Installation of Historic Plaques at Overlook honoring the Quadricentennial Celebration of the Hudson River and depicts Verplanck's Revolutionary War history.
- Demolition of the former Martin Brick Building and cleanup of site

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Public Engagement Strategy

2011

- Work is conducted by Cortlandt DES to extended Steamboat Park to include the former Sturgeon Boat Club area - regraded, seeded.
- Hired NYS DOT approved Consultant Lochner Engineering for Broadway Phase II from River to 5<sup>th</sup>.
- Began Public Outreach Meetings for Broadway Phase II
- Hosted Verplanck Enhancement Plan (VEP) Meetings with the Town Supervisor and Town Board. These meetings were held at the Red Schoolhouse – the local community center and included broad discussion of all projects in Verplanck.

2012

- Portion of the park from the Overlook to Lake Meahagh is renamed "Cortlandt Waterfront Park"
- Continued Verplanck Enhancement Plan Public Outreach Meetings.
- From the VEP, Sub-Committee of residents is formed to create design for "Welcome to Historic Verplanck" street banners.
- VRA mourns the passing of Fred Johannsen owner of the Viking Boat Yard and a founding member of the Verplanck Waterfront Preservation Committee.
- Veterans Memorial is created in the Cortlandt Waterfront Park
- In response to public input at many meetings, work is begun on a public boat launch at Cortlandt Waterfront Park .
- Aviation themed playground is officially dedicated in honor of James Martin.

2013

- Eaglefest is held at the Cortlandt Waterfront Park with co-sponsors Teatown Reservation and the Town of Cortlandt.
- Cortlandt Community Rowing Association (CCRA) is formed and plans are begun to encourage rowing or "crewing" along the Hudson River at Cortlandt Waterfront Park and at Lake Meahagh.
- Community Cleanup day is held in the Spring with volunteers from the VRA and Cortlandt Community Rowing Association.
- New Public Boat Launch Dedicated 5/16/13 at Cortlandt Waterfront Park
- Fall, 2013 - Broadway Volunteer Clean up crew landscaping.
- 10/26/13 - A 5K Race is held by Cortlandt with the finish line at Cortlandt Waterfront Park.
- CCRA signs agreement with the Town to utilize buildings on site for the storage of skulls.

2014

- Public information meeting held on Broadway River to 5<sup>th</sup> Streetscape Project
- Eaglefest is held at the Cortlandt Waterfront Park with co-sponsors Teatown Reservation and the Town of Cortlandt.

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- RFP for planning and design services for an update to the Verplanck Waterfront Master Plan is conducted.
- Planning and design contract awarded to I.Q. Landscape Architects
- Cortlandt Community Rowing Association (CCRA) has a Grand Opening weekend in May to encourage rowing or "crewing" at Lake Meahagh and along the Hudson River at Cortlandt Waterfront Park
- Design plans & SEQRA compliance continue with NYSDOT input on Broadway Streetscape from the River to 5<sup>th</sup> with construction targeted for Spring, 2015.
- Summer/Fall: The Verplanck Nature Preserve Designs and Construction are completed in the area between Turtle Pond and the Clayhole in the area of the former Martin house.
- Mailing is completed to nearby neighbors providing notice of Verplanck Nature Preserve construction planned for Fall, 2014.
- Planned for Fall 2014:
  - The Verplanck Nature Preserve Designs and Construction are anticipated to be complete between Turtle Pond and the Clayhole in the area of the former Martin house.
  - Town to form the New Verplanck Waterfront Master Plan Advisory Committee

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## B. PUBLIC ENGAGEMENT PROCESS

### 1. VERPLANCK WATERFRONT MASTER PLAN ADVISORY COMMITTEE FORMED

The first step of the public engagement process is the formation of the new Verplanck Waterfront Master Plan Advisory Committee. This group is comprised of a cross section of Verplanck residents. The committee will be tasked with working with a consultant to review and update the Verplanck Waterfront Master Plan by incorporating the recommendations provided by the community during the waterfront visioning and consensus-building process, which includes public engagement meetings. Additionally, the committee will advance the goals of the public through the development of policies and actions. The committee will meet throughout the planning process to ensure broad community involvement and awareness.

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#### Verplanck Waterfront Master Plan Advisory Committee Members:

1. Einar Johannsen—Owner Viking Boatyard and resident of hamlet
2. Missy Johannsen— Owner Viking Boatyard and resident of hamlet
3. Stephanie Vaughey— Resident of hamlet
4. Robert Kelleher— Resident of hamlet
5. Holly Haight—Town Fire Inspector and resident of hamlet
6. Frank Farrell—Cortlandt Rowing Club, Town Board Member and Liaison to Town Board
7. Lisa Cole—Resident of hamlet



Staff Committee

Ed Vergano, P.E., Director, Department of Technical Services  
Michael Preziosi, P.E. Deputy Director of Technical Services  
Chris Kehoe, AICP, Deputy Director of Technical Services, Planning Division  
Rosemary Boyle, Assistant to the Director, Department of Technical Services

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Consultants

John Imbiano, ASLA, Principal, IO Landscape Architects, PC  
Anthony Russo, Vice President, Traffic Engineer, AKRF, Inc.  
Michelle Robbins, AICP, AKRF, Inc.

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2. COMMUNITY VISIONING WORKSHOPS

Proposed Meeting Dates:

- Tuesday, October 14, 2014 at 7:00 PM
- Thursday, November 13, 2014 at 7:00 PM

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Anticipated Agenda

- Introduce the Verplanck Waterfront Master Plan Advisory Committee and consultant team
- Present the Verplanck Master Plan Overview
- Present Boundary Map
- Develop Vision Statement and Goals
- Present Inventory and Analysis of existing conditions
- Develop list of needs and opportunities.
- Develop list Critical issues

The first community visioning workshop with the committee is proposed to be held on October 14, 2014 from 7pm to 9pm at the Cortlandt Town Hall, to gather input and shape the planning process. Committee members will be presented with an overview of the Verplanck Waterfront and the work completed to date including a map of the project site and boundaries, an analysis of existing conditions, and an updated draft list of identified needs and opportunities taking into consideration all the recent and on-going work along the Verplanck waterfront. Workshop activities will be designed to solicit input from committee members and help participants describe how they currently use the waterfront and how they would like to use the waterfront in the future. Committee members will be asked to identify needs and opportunities for the project site, what they love about the site, what they would change, and critical issues faced by the Town. Committee members will contribute their ideas at a series of stations where they will be able to comment on the vision statement, provide insights

into individual assets on a large map of the waterfront area, and share their needs, desires, and experiences interacting with the Verplanck Waterfront.

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### 3. PUBLIC ENGAGEMENT MEETING

A Public Engagement Meeting will be scheduled to review the Draft Verplanck Waterfront Master Plan. The Meeting will be facilitated by the Consultant Team with support from the Project Advisory Committee and would be expected to last two hours. The Consultant Team will develop a media alert and flyer prior to each meeting as well as an agenda, PowerPoint presentation, and other materials as appropriate.

- Public Engagement Process Section (page 8)- For Verplanck Waterfront Master Plan Committee Formed—add a sentence that

#### PUBLIC ENGAGEMENT EVENT #1: PRESENTATION OF DRAFT VERPLANCK WATERFRONT PLAN

Date: Thursday, January 15, 2015 at 7:00 PM

#### Anticipated Agenda

- Draft Verplanck Waterfront Master Plan Overview—summarizes changes and updates
- Present Draft Maps
- Present Needs and Opportunities
- Identify the Draft policies, strategies, projects, and actions.

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The Public Engagement Meeting will be held the week of January, 2015 to present the plan, discuss the needs and opportunities as well as the proposed policies and actions with the community. This meeting will include a brief presentation of the Draft Verplanck Waterfront Master Plan, the final vision statement, needs & opportunities, Draft Maps, and proposed policies and actions. Following the presentation, there will be facilitated group discussions with time to report back on the results. Each group will be led by members of the Committee or the Consultant Team who will help to gather input on the Draft Plan's policies, strategies, potential projects and actions.

### 3. OUTREACH

Outreach for the meeting will include letter notifications, website postings, media alerts, and flyers in English and Spanish, and sharing on social media websites. The Consultant Team will finalize the stakeholder address list, comprised of local community and neighborhood groups, and nearby residents located immediately adjacent to the Park (see attached list). Committee Members will be provided with printed copies of the flyer to hang in local businesses and community centers, and a sample email for sharing the event with their networks. The media alert will be circulated to local newspapers including, The Journal News, The Gazette, and the Northern Westchester Examiner, etc. This range

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of communication channels will be used to encourage attendance and participation by the community at Public Engagement Meetings.

To ensure that community residents that are not on the Project Advisory Committee are involved in the planning process, information related to the Public Meeting and Plan, including presentations will be posted to the Town of Cortlandt webpage and notice will be provided through the Verplanck Residents Association.

#### **4. ONLINE FEEDBACK**

The Town will provide an online area for public feedback and comment. In addition to regular input that may be provided there, the Consultant Team will also post questions from the engagement event handouts online using to gather feedback from the public meeting event so that community members who were unable to attend are still able to participate.

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### **PRELIMINARY STAKEHOLDER LIST**

#### **Businesses**

Cortlandt Funeral Home  
97 Broadway  
Verplanck, NY 10596  
<http://www.cortlandtfuneralhome.net/>

Viking Boat Yard  
PO Box 64  
Verplanck NY 10596

Angela's Deli  
Angela Labate  
PO Box 615  
Verplanck NY 10596

Paradise Restaurant  
c/o Joseph Margiotta  
PO Box 583  
Verplanck, NY 10596  
<http://www.paradiseverplanck.com/>

Verplanck Waterfront Master Plan  
Public Engagement Strategy

Marcello's Pizza Pasta & Deli  
PO Box 549  
Verplanck, NY 10596

Ralph & Dave's Restaurant  
PO Box 290  
Verplanck NY 10596

**Civic Organizations**

Verplanck Residents Association  
PO Box 740  
Verplanck, NY 10596  
[www.verplanckresidents.org](http://www.verplanckresidents.org)

Verplanck Fire Department  
PO Box 518  
Verplanck NY 10596  
<http://www.verplanckfd.com/>

Our Lady of Mt. Carmel  
c/o Joseph Cosentino  
PO Box 431  
Verplanck, NY 10596

St. Patrick's Church  
PO Box 609  
Verplanck, NY 10596

Verplanck Seniors Club  
c/o Muriel Morabito Seniors Center  
29 Westbrook Drive  
Cortlandt Manor, NY 10567

Cortlandt Community Rowing Association  
c/o Mr. Frank Farrell - Liberty Press  
P.O. Box 608  
Verplanck, NY 10596  
<http://cortlandtrowing.com/>

The William J. Boyle American Legion  
c/o Mr. Sean O'Mara  
Cortlandt Funeral Home  
97 Broadway  
Verplanck, NY 10596

**Residents**

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Stinson Edward Trust  
PO BOX 575  
Verplanck, NY 10596

William and Monika Caffrey  
PO BOX 278  
Verplanck, NY 10596

Jo Ann Martens  
224 Westchester Ave  
Buchanan, NY 10596

Eric and Patricia Ann SINGER  
PO BOX 602  
Verplanck, NY 10596

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Mary Ellen Vargo Trust  
VARGO J/FEINSTEIN J TRUSTEES  
PO BOX 392  
Verplanck, NY 10596

Thomas C. Adams  
PO BOX 727  
Verplanck, NY 10596

Richard D. and Lisa A. Hanney  
PO BOX 537  
Verplanck, NY 10596

John and Adell Gormley  
PO BOX 863  
Verplanck, NY 10596

Verplanck Waterfront Master Plan  
Public Engagement Strategy

Barbie-Jo Morgan  
PO BOX 861  
Verplanck, NY 10596

Michael R. Deagan Jr.  
C/O MICHAEL'S LAWNS  
PO BOX 495  
Verplanck, NY 10596

Angelina and Ray W Gilbert  
PO BOX 215  
Verplanck, NY 10596

Robert J Kelleher  
PO BOX 245  
Verplanck, NY 10596

Angela Carbone  
17 Orchard Street  
Montrose, NY 10596

Pasquale Carbone  
17 Orchard Street  
Montrose, NY 10596

Gregory and Silvia Gnos  
PO BOX 736  
Verplanck, NY 10596

Paul D and Jeanne M O'Brien  
PO BOX 541  
Verplanck, NY 10596

Marcus J Feighery  
PO BOX 674  
Verplanck, NY 10596