Peekskill Business Improvement District
January 14, 2025 Board of Directors Meeting Minutes
Peekskill City Hall
First Floor Conference Room
840 Main Street, Peekskill, NY 10566

Present: Richard Rogers, President; Toni Tracy, Treasurer; Deb Milone, Secretary; Board members Roger Campos; Drew Claxton; Brian Fassett; David Kaminsky; John Sharp; Matt Rudikoff; David Abrevaya; Chuck Lesnick; Paddy Neville; Exec. Dir. Bill Powers.

Absent: Vice Pres. Dorothy Posada

Call January 14, 2025 Board of Directors meeting to order – Pres. Richard Rogers called January 14, 2025 Board of Directors meeting to order at 6:00pm.

BID Member Public Comment – There were no public comments.

Approval of November 6, 2024 BID Board of Director's Meeting Minutes – Secretary Milone Milone asked for a motion to approve the November 6, 2024 BID Board of Director's Meeting Minutes, motion made by Board Member Campos, seconded by Board Member Drew Claxton, all in favor, except Sec. Milone who abstained because she was absent; motion carried.

Approval of December 3, 2025 BID Board of Director's Meeting Minutes – Secretary Milone asked for a motion to approve the December 3, 2025, BID Board of Director's Meeting Minute. Motion made by Roger Campos, seconded Board Member Fassett, all in favor, except Board Members Milone and Sharp who abstained because they were absent; motion carried.

Request for funding – Peekskill St. Patrick's Parade $2,500 – Board Member Sharp asked that this request be delayed until after the next report. Board agreed.

2024 Restaurants Review – Board Members Neville, Sharp, Claxton

- Restaurant owners expressed safety and public nuisance concerns. Police Department has stepped up presence outside restaurants on weekend nights which has helped a lot. Some restaurants are escorting female customers to their cars; there has been an influx of people loitering in the K lot at night. Alleged prostitution and lack of restrooms are also causing issues. Pres. Rogers asked Councilman Fassett to relay appreciation to the Peekskill PD for their stepped up efforts.

- Restaurant business is down 20%-30% on Main and Division Streets; fewer issues on Esther Street, so business is better. Some of this decline is due to inflation in addition to security concerns.

- Also noted that bad press has hurt the City's image and created safety concerns.

- Suggestion to hire a person for $700 per month for three months as a trial to create positive social media and public relations., based on success of December efforts.
- John Sharp put forth a resolution for the BID to hire Evan Solana-Cardona for three months, total $2,100 @ $700, to create positive PR and social media, managed through the social media committee. Motion made by Board Member Sharp seconded by Board Member Fassett, all in favor, motion carried.

2AM Restaurant Closure –

- Pres. Rogers asked Councilman Fassett to address this topic.
- Councilman Fassett reported City Council is considering an ordinance to close restaurants, city-wide, from 2am-5am. A public hearing will be set soon. Fines will also be increased for violations.
- After some discussion, the board did not want to take a position to support the closure since some restaurants/bars want to stay open later.

Request for funding – Peekskill St. Patrick's Parade $2,500 –

- Exec. Dir. Powers presented a request from the Peekskill St. Patrick's Committee for $2,500 to fund the 2025 parade. He reminded the board that it had intended to reduce event support this year and stated that the board had generally agreed to limit requests to $500.
- Board Member Campos made a motion to provide $500 to the St. Patrick's Parade Committee, seconded by Board Member Claxton, all in favor; motion carried.

City of Peekskill Update – Councilman Fassett reported:

- City held a public hearing on adding (2) 15-minute parking spaces on Washington St. in front of the new liquor store. Also, amending a section of our vehicle and traffic law Chapter 290-91 – this resolution passed at the Dec 23rd meeting.
- City has scheduled a public hearing on January 27, 2025 to allow health clubs in the C-1 Zoning District and create a special permit for health clubs in the C-2 zoning districts – this pertains to an application for a health club at 1101 Main Street in the former Rite Aid space and future options. (Crossroads Plaza).
- City has scheduled a public hearing on January 27, 2025 regarding the special permit renewal for CHHOP and has also referred it to the planning commission.
- City is entering into a temporary license agreement with Patrick Neville (owner of Whiskey River) to be able to excavate a portion of the municipal parking lot K – to allow for the construction of a patio wall behind 28 N. Division.

- City has issued a letter of support to the Harriet Tubman Underground New York Scenic Byway. The steering committee comprises 22 municipalities along the proposed scenic byway route, working cooperatively to protect and promote historic, scenic, recreational, and economic well-being along the 544-mile corridor.
- City held our reorganization meeting on January 6th – declaring official newspapers, order of precedence, banks, corporation council, and professional services used by the city.
- Last night, the council discussed the state mandate for us to do away with our special permit structure for daycare and family daycare facilities in residential homes. This would effectively remove our oversight of these types of establishments. The council has requested more information from the state.
- City has scheduled a public hearing on January 27, 2025 – to hear comments on a proposed local law creating code establishing The Peekskill Arts Council. The guidelines and updates to this are available on the city website for review.
- The council again discussed the potential legislation for closing restaurants at 2 am. Council will schedule a public hearing on this topic on January 27, 2025 with the public hearing being held at a later date.

Economic Development Update/Commercial Vacancy Report –

- Economic Development Specialist Matt Rudikoff stated that the downtown revitalization fund has reissued $97,000 in grant funds with submission date of February 14, 2025. He passed out a notice. Exec. Dir. Powers noted that the BID had shared the flyer on social media.
- Mr. Rudikoff gave a status update progress on redeveloping vacant buildings and office space:

➢ 41 N. Division Street. Children's Village: approval granted for a mixed-use residential building comprising 22 upper-floor dwelling units and ground floor and basement commercial units. Commercial uses to be determined, but looking for active uses like a makers market.

➢ 42-44 N. Division Street. Approved for two upper floor dwelling units with ground floor coffee shop.

➢ 201 N. Division Street. 125 market rate dwelling units and 10,000 sq ft mixed use space and proposed HVMOCA Museum/Gallery

➢ 418 N. Division Street. White Plains Linen (Sold to Stagg Developers – No applications submitted yet – the owners are looking at the C-3 zoning requirements, specifically the bonus height provisions. They will schedule a meeting with City staff when they have a fully developed concept.

- 1101 Main Street. (Rite Aid) Health Club and Spa Zone Change. Planning Commission will review at its 1/14/25 meeting and provide a recommendation to Council on the zoning text amendment and special permit.
- 1102-1106 Main Street. May be flipped. Approved for Dunkin Donuts and 20 upper floor units ground floor commercial – now for sale – Special permit and site plan approval granted for a mixed-use residential building comprising 20 upper-floor units.
- 400 Main Street. Proposal for a 41-unit multi-family building comprising 18 one-bedroom and 23 two-bedroom units requires a Common Council special permit, final site plan review and parking waivers. Application is being processed for the February/March Council and Planning Commission agendas.
- 660 Main Street. At Planning Commission--proposed 9 dwelling units/duplexes – the Zoning Board will review and possibly act on the area variance(s) at its 2/20/25 meeting, and the PC will continue its public hearing on 3/11/25.
- 901 Main Street. Possible sale.
- Broad/Howard Streets. 57 dwelling units, 3.5 stories, 1000 sq ft commercial thru to Main St 1132/1134 Main approved assembling financing; applying for Planning Commission Extension – the prior approvals will expire on 2/13/25. The applicant has submitted a request for extending the prior approvals while they work to satisfy the conditions of approval and pursue financing for the development. This is Board Member Lesnick's project.
- 13 Bank Street. Center Diner and rear addition. At its September 14, 2021 meeting, the Planning Commission granted approvals for the renovation of the existing diner, a new accessory outdoor dining service, and a new two-story addition with a one-bedroom apartment on the second floor. The Planning Commission issued two special permits—one for the accessory outdoor dining and one for the upper-floor dwelling unit. In September 2022, the property owner indicated (via his architect) that he had second thoughts about the prior approvals and that he would like to increase the addition by enlarging the footprint and adding a third floor to increase the rental units and allow for a larger dining area inside. He also opted to forgo the previously approved outdoor dining area. In December 2022, the Building Inspector issued a zoning determination letter, as the property owner's new proposal requires the Planning Commission approval of an amended special permit for the upper-floor dwelling units and an amended site plan. To date, they have not submitted the revised plans and other application materials for the Planning Commission's review.
- 1007 Brown Street. (Formerly Hugo's) "Peekskill Dev Assoc." No violations. Expired building permits from 2021 for Hugo's Restaurant plumbing etc.
- 718-730 South Street. (Stop & Go Deli) C-2 Zone. Just over one acre. Just sold. New owners and architect had meeting with Planning Department to discuss redevelopment uses. Could be 100+ units.

- 823 South Street. Mixed Use 13 dwelling units; resold – the prior approvals (area variances, special permit and site plan approval) for a 13-unit mixed-use residential building has expired. The new owners will return to either seek new approvals or reinstate the prior ones.
- 929-933 South Street. Was owned by a party related to Church (discussed creating makers market/retail center at that location). Now under control of Father Sanchez. Architect hired; ground floor restaurant/bakery and upstairs 2 apartments proposed.
- 1 Park Place 181 dwelling units; rented approaching 50%+. Stores on ground floor: 1) "Clothing" store about 5,000 sf. 2) Day care center proceeding through approvals. CO in process, then NYS for Day Care Lic. 3) Smallest space: Persephone's Pearl is relocating there from their Main Street location.
- 1019 Park Street. M&T Bank Building; purchased by tech company that will utilize the upstairs, with ground floor retail (being planned by new owner). Tech Co. will bring 40 new employees with them.
- 100-106 Smith at South Street. Building permit issued. The applicant will re-apply for the reinstatement of the prior approved area variances. Building permit is for three story residential building.

2025 Election Committee Report – Secretary Milone gave an update:

- Solicitation letter for BID members to run for the board went in the mail on Friday.
- All materials were posted to the BID website last week as well.
- Deadline for people to run for the open board seats is Monday, January 27 at 12noon.
- There are four property owner seats and one commercial tenant seat open.
- Exec. Dir. Powers announced that the Annual Meeting will be on March 4 and BID election results will be presented at the April BID meeting.

BID Profiles Update –

- Vice Pres. Dorothy Posada was absent but Exec. Dir. Powers indicated that The Fern Tree has been posted to the BID website; BID has Division Street Guitars and Third Eye Studio ready to be posted. Looking to schedule additional businesses, perhaps the jewelers.

Artist District Report –

- Board Member David Abrevaya stated that he had nothing to report.

Executive Director's Report – Exec. Dir. Bill Powers report:

- Stopped into the new store at Park Plaza. A very large store with lots of inventory. Announced a concern that there were no customers in the store; plans to return since the sole employee did not speak English.

- Conducted vendor survey for Farmer's Market – Vendors like the management team, especially Patrick. Plan to open an hour later next year. Attendance is down from last year, possibly due to the economy.
- Flea market did well. Moving overflow from the Bank Street parking lot next year to the lot behind Sun River Health. Moved that section into the other lot the last two weeks of the market due to Paramount matinee shows.
- David Kaminsky is heading up the legacy document and BID renewal committee; committee will be meting with Exec. Dir. Powers after tonight's meeting.
- Meeting with City Manager next week. Will add board concerns to agenda.
- Tree lighting went well, it was cold and the program a little too long; board members reported the smell of marijuana in the crowd. Noted that the City has not moved forward on No Smoking ordinance.

BID Member Public Comment –

- Property Owner Mary Foster stated that people feel that there's a lack of safety in the downtown during to daytime as well, citing her and her family's experiences. She additionally expressed concern about the day laborers who gather around the post office looking for work, saying that some people are intimidated having to have to walk through a crowd.

Adjournment –

- Pres. Rogers asked for a motion to adjourn, Board Member Claxton made the motion to adjourn, seconded by Board Member Campos, all in favor. Meeting adjourned at 7:49pm.